

**TOWN OF JAFFREY NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
Minutes
November 4, 2020**

Present: Chairman Lee Sawyer, Members Walter Batchelder, Phil Cournoyer, Marc Tieger, Andy Webber, and Erlene Brayall (alt)

Staff: Jo Anne Carr, Code Enforcement/Building Inspector Rob Deschenes, Recording Secretary Newton, Chief David Chamberlain

Via Zoom: Elizabeth Webster, Conservation Commission

Chairman Sawyer called meeting to order at 6:00 pm

MEETING MINUTES APPROVAL

On a **motion** by Cournoyer, seconded by Webber the minutes for the **June 4, 2020** site walk were approved as presented. (3-0-0) AW, LS, PC

On a **motion** by Tieger, seconded by Batchelder the minutes for the **September 1, 2020** meeting were approved as amended. (5-0-0) AW, MT, LS, PC, WB

ZBA 20-17 Janet LaCroix, Owner - 40 Red Gate Rd.
Map 211 / Lot 11 Zone: Rural (without town water & sewer)

Special Exception – The applicant requests a special exception to allow an Accessory Dwelling Unit (ADU) in the rural district. (Land Use Code, Zoning Ordinance Section V, 5.4)

Presentation: Janet LaCroix

Mrs. LaCroix is requesting a special exception to construct an ADU (accessory dwelling unit) consisting of a 2-car garage with a small 2-bedroom apartment above.

W Batchelder asked if the ADU would be a stand-alone unit. Mrs. LaCroix responded yes.

R Deschenes noted that a new State-approved septic plan will be prepared.

M Tieger asked the applicant if she had received a copy of the letter from Rob Deschenes stating that a waiver of municipal liability must be recorded for the Class VI portion of Red Gate Road prior to a building permit being issued. Mrs. LaCroix responded yes.

P Cournoyer asked where is the garage in relation to the house and would it be outside of the setback? Mrs. LaCroix identified the location. R Deschenes confirmed that the ADU would be outside of the setback.

E Webster has no issues with the proposal.

L Sawyer directed the Board to review the requirements for a special exception. The board agreed that the application does meet the criteria.

M Tieger asked is the same well was being used? Mrs. LaCroix responded yes.

On a **motion** by Tieger, seconded by Cournoyer to waive the site visit. (5-0-0)

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Chairman Sawyer closed the public hearing.

DECISIONS

ZBA 20-17 Janet LaCroix, Owner - 40 Red Gate Rd.
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Special Exception – The applicant requests a special exception to allow an Accessory Dwelling Unit (ADU) in the rural district. (Land Use Code, Zoning Ordinance Section V, 5.4)

On a **motion** by Tieger, seconded by Batchelder the request for a variance to grant a special exception to allow an Accessory Dwelling Unit (ADU) was granted as presented per testimony given and plan submitted, subject to the following condition. (5-0-0) AW, MT, LS, PC, WB

Condition:

The applicant must record a waiver of municipal liability before a building permit is issued.

Decisions of the Zoning Board of Adjustment are subject to a 30-day appeal period for rehearing.

OTHER

Elections – by unanimous vote Lee Sawyer was elected Chair and Marc Tieger was elected Vice-Chair.

Andy Webber announced that he will step down at the end of his term in March 2021.

ADJOURNMENT

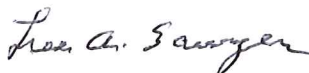
The meeting adjourned at 6:28 pm

Submitted:



Rebecca Newton
Recording Secretary

Attest:



Lee A. Sawyer
Chairman, Jaffrey ZBA