

**TOWN OF JAFFREY NEW HAMPSHIRE  
BOARD OF ADJUSTMENT  
Meeting Minutes  
September 4, 2018**

**Present:** Chairman Sawyer, Members Cournoyer, Durand, Tieger, Webber

**Absent:** Members Christmas & Remillard

**Staff:** Recording Secretary Newton, Code Enforcement Officer Deschenes

*Member Webber will vote*

**MEETING MINUTES APPROVAL**

On a motion by Webber, seconded by Durand the minutes for the June 5, 2018 were approved as submitted.  
(4-0-1) *Chairman Sawyer abstained*

On a motion by Cournoyer, seconded by Durand the minutes for the June 7, 2018 were approved as submitted.  
(4-0-1) *Chairman Sawyer abstained*

**PUBLIC HEARING**

Chairman Sawyer called the public hearing to order at 7:00 pm Notice of hearing for cases No. ZBA 18-07 and ZBA 18-08 as advertised in the *Monadnock Ledger-Transcript*; copies were posted in the Town Office building, the Library and the town web site; copies were sent to the Planning Board, the Conservation Commission, and the Board of Selectmen; and notice of hearing was sent by certified mail to all abutters whose names were provided by the applicants.

**Public Hearing New Items**

1. ZBA 18-07, Kevin & Kathy MacKenzie – 400 Thorndike Pond Road, Map 235 / Lot 18, Zone: Rural  
(without town water)

Variance – The applicant requests a variance to allow construction of a single-family home within the required setbacks (Land Use Code, Zoning Ordinance Section VI, 6.1).

Variance – The applicant requests a variance to allow construction of a single-family home within the wetland conservation district (Land Use Code, Zoning Ordinance Section XX, 20.3 & 20.7).

Presentation – Kathy McKenzie, Owner

Mr. & Mrs. MacKenzie are before the board to request a variance to reduce the offset from an abutter's property (Map 235/17) from 40 feet to 30 feet, and reduce the wetland offset from 75 feet to 50 feet. A seasonal run-off stream, under wetland consideration, runs through the middle of the property. There is an existing septic system, installed in 1985, and recertified in 2016. In 2003, the previous owners requested and received the same variance that is being requested today. Mrs. MacKenzie oriented board members to the site layout for the proposed house. They have limited options for siting the house as the right side of the lot is ledge. There is an existing garage.

Rob Deschenes has visited the property and has no issues. Fieldstone Land Consultants has flagged the site.

No abutters spoke for or against.

**Site Visit: Friday, Sept. 7 at 5:00 pm. The Board will meet at the Town office**

**TOWN OF JAFFREY NEW HAMPSHIRE  
BOARD OF ADJUSTMENT  
Meeting Minutes  
September 4, 2018**

2. ZBA18-08, J & B Construction (Chris Ciampa, Owner), 26 Michigan Rd., Map 240 / Lot 58, Zone: Res. B (with town water)

Variance – The applicant requests a variance to allow construction of a detached garage within the required setbacks (Land Use Code, Zoning Ordinance Section V, 5.7 and Section VI, 6.1).

Variance – The applicant requests a variance to allow construction of a detached garage within the wetland conservation district (Land Use Code, Zoning Ordinance Section XX, 20.3 & 20.7).

Presentation - Jason Harlow, J & B Construction

Mr. & Mrs. Ciampa are requesting two variances to reduce the offset from front property line (Michigan Rd.) from 30 feet to 20 feet and the rear offset from 75 feet to 65 feet to allow construction of a garage. Mr. Harlow oriented the board to the location of the house and garage. The proposed garage will be set 20 feet to the right of the house, offset, which places the back corner of the structure within the wetlands buffer. The area has been staked out for review. The existing house was built within the footprint on the old house.

No abutters spoke for or against.

**Site Visit: Friday, Sept. 7 at 5:45 pm at 26 Michigan Road**

**OTHER BUSINESS**

Member Remillard will be submitting a letter of resignation to the Select Board.

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

**ADJOURNMENT**

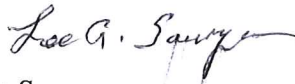
The meeting adjourned at 7:31pm

Submitted:



Rebecca Newton  
Recording Secretary

Attest:



Lee Sawyer  
Chairman, Jaffrey ZBA