

TOWN OF JAFFREY
Jaffrey, New Hampshire
BOARD OF ADJUSTMENT
Meeting Minutes
September 5, 2017

Present: Chairman Sawyer, Members Belletete, Cournoyer, Durand, Remillard, Tieger and Webber

Absent:

Staff: Recording Secretary Brayall

MEETING MINUTES APPROVAL

On a motion by Cournoyer, seconded by Webber the minutes for the July 5, 2017 public hearing were approved as submitted. (5-0)

On a motion by Cournoyer, seconded by Webber the minutes for the July 7, 2017 public hearing were approved as submitted. (5-0)

On a motion by Cournoyer, seconded by Webber the minutes for the July 8, 2017 public hearing were approved as submitted. (5-0)

PUBLIC HEARING

Chairman Sawyer called the public hearing to order at 7:00 p.m. Notice of hearing for case No. ZBA 17-15 – ZBA 17-17 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. Member Durand would vote.

During the reading of the notice Chairman Sawyer noted that application number ZBA 17-16 Stone Arch Bridge would not be heard. Subsequent to publication the application was deemed unnecessary.\

Public Hearing - New Items

1. ZBA 17-15 McCarthy, John, 133 Squantum Rd., Map 243 / Lot 34, Zone: Residence A (with town water)

Variance – The applicant requests a variance to construct a garden shed within the required thirty-foot setback. (Land Use Code, Zoning Ordinance Section VI, 6.1)

Presentation: John McCarthy

Appearance:

Mr. McCarthy proposes to construct a garden shed on his property. His property consists of .54 acres and pre-dates zoning. Due to the triangular shape of this corner lot and placement of his raised septic system his choice of location is limited.

In response to Member Belletete's question on size Mr. McCarthy replied that he is proposing a ten by twelve shed. The location chosen is on the southeasterly side of his property which has an existing buffer between his property and the abutter. The only other potential spot would be in his front yard and it would involve the cutting of many trees which currently act as a buffer between his house and the road.

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Referring to the proposed location, Member Webber asked whose land the trees are on. Mr. McCarthy stated they are on both. Member Cournoyer asked for the distance between the shed and the property line. Mr. McCarthy said it was just about ten feet. Member Remillard asked if the shed would pose a problem in reaching the septic pump tank. Mr. McCarthy explained that it would not.

Member Webber asked if the shed would be pre-built. Mr. McCarthy replied that he planned to build it himself.

Member Belletete asked Building Inspector Deschenes if there were any concerns with the project. Inspector Deschenes replied that there were none.

On a motion by Belletete, seconded by Durand the board unanimously voted to waive the site visit. (5-0)

There being no further discussion, Chairman Sawyer closed the public hearing for this item.

Deliberations:

During the deliberations, the board reviewed the variance criteria as submitted. The board unanimously agreed with the proposed location stating that it is the only logical place due to the property design. Member Belletete sees item four as a non-issue; he believes that the shed would not diminish surrounding property values.

2. ZBA 17-17 Kinnunen, Jeremy C., Windy Fields Ln., Map 238 / Lot 211.9, Zone: Residence A (with town water)

Variance – The applicant requests a variance to permit a portion of a proposed driveway to be constructed within the wetlands conservation district. (Land Use Code, Zoning Ordinance Section XX, 20.7)

Presentation: Kurt Stenersen, Higher Design

Appearance:

Mr. Stenersen represents the property owner, Mr. Kinnunen. The subject parcel is approximately .95 acres located in the Residence A district with town water and town sewer. The property is currently vacant however Mr. Kinnunen would like to construct a single-family home with a one car under garage. The amount of wetland on the property and the building envelope of 1,875 square feet makes placement of the proposed driveway difficult. Mr. Stenersen estimated that approximately 81% of the property is in the conservation wetland district. Referring to the plan submitted, the area in shaded in grey is what would be in the wetland conservation district. The closest point to the wetland would be thirty-eight feet. In an effort to minimize what was in the district Mr. Stenersen tried to reconfigure the placement of the house within the envelope but it would not help with the driveway situation. As noted in the application, Mr. Stenersen pointed out that there are nine homes in the development and all have a garage.

Member Cournoyer asked for the driveway material. Mr. Stenersen stated that they are planning on gravel. Member Remillard asked why the portion of driveway in front of the house was so large. Mr. Stenersen explained that in order to have appropriate turning radius you need to have twenty-five feet.

On a motion by Cournoyer, seconded by Belletete the board unanimously voted to waive the site visit. (5-0)

There being no further discussion, Chairman Sawyer closed the public hearing for this item.

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Deliberations:

The board reviewed the criteria. Member Remillard if there would certainly be town utilities. Building Inspector Deschenes explained that there is no question that the house will be serviced by town water and sewer.

Continued

No Action

OTHER BUSINESS

No Action

DECISIONS

1. ZBA 17-15 McCarthy, John, 133 Squantum Rd., Map 243 / Lot 34, Zone: Residence A (with town water)

Variance – The applicant requests a variance to construct a garden shed within the required thirty-foot setback. (Land Use Code, Zoning Ordinance Section VI, 6.1)

On a motion by Belletete, seconded by Durand the application for a variance to construct a ten by twelve shed approximately ten feet from the southeast property line was granted as presented and per testimony given. (5-0)

The sketch provided is on file with this office with a “Received” date stamp of September 5, 2017 and noted for ZBA 17-15.

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

2. ZBA 17-17 Kinnunen, Jeremy C., Windy Fields Ln., Map 238 / Lot 211.9, Zone: Residence A (with town water)

Variance – The applicant requests a variance to permit a portion of a proposed driveway to be constructed within the wetlands conservation district. (Land Use Code, Zoning Ordinance Section XX, 20.7)

On a motion by Belletete, seconded by Cournoyer the request for a variance to construct a portion of a driveway no closer than thirty-eight feet from the wetlands was granted as presented and per testimony given. (5-0)

The plan submitted was prepared by Higher Design, PLLC dated August 7, 2017 is on file with this office.

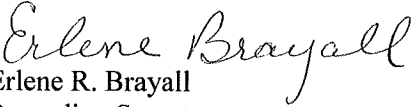
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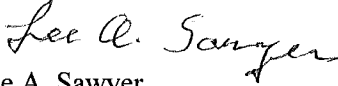
ADJOURNMENT

The meeting adjourned at 7:44 p.m.

Submitted:


Erlene R. Brayall
Recording Secretary

Attest:


Lee A. Sawyer
Chairman
Jaffrey ZBA