

**SANBORNTON  
ZONING BOARD OF ADJUSTMENT**

P.O. Box 124  
Sanbornton, New Hampshire 03269-0124

**MEETING MINUTES  
May 27, 2008**

**GENERAL BUSINESS**

Minutes of April 22, 2008 were reviewed. With no discussion, Wayne Elliott made a motion to accept the minutes as written. Don Bormes seconded the motion. The motion passed, following a unanimous vote. Voting was Wayne Elliott, Jim VanValkenburgh, Don Bormes, and Ann Littlefield.

**PUBLIC HEARING**

Chairman Jim VanValkenburgh called the meeting of the Zoning Board of Adjustment to order. In attendance were members Don Bormes, Wayne Elliott, and alternate Ann Littlefield (acting clerk).

**CASE #431** – A request from David Swain for a Special Exception as allowed in Article 5, Section A(4), per Article 3 Definitions 9.(4) of the zoning ordinance. Applicant seeks permission to install six aerating windmills and a floating island. The property is located on the corner of Hunkins Pond Road and Cram Road in the General Agricultural District (TM 23 Lot 10).

This application has been postponed due to a lack of materials for presentation.

**CASE #432** – A request from Leah-Marie Howes for an Area Variance from Article 5, Section A(6) of the zoning ordinance. Applicant seeks permission to build into the required 30-foot setback. The property is located on Stage Road in the General Agricultural District (TM 9 Lot 9).

Ms. Howes presented her plan to the board. She explained that she wishes to rebuild a room attached to her house, improving the structure considerably. The room is currently 11' x 13'. Ms. Howes would increase the dimensions to 16' x 20'. The variance would be for the portion of the addition along the Class 6 road that borders the property. Several members of the board were familiar with the property.

There were no interested parties or abutters to speak. The chairman closed CASE #432.

**REOPENING CASE #432** – Jim VanValkenburgh, Don Bormes, Wayne Elliott, and Ann Littlefield were to vote. Jim VanValkenburgh stated that he felt no compelling reason to complete the Finding of Fact. Members concurred. There was no discussion. Don Bormes made a motion to approve the Area Variance as

presented. Wayne Elliott seconded the motion. A vote was taken on the motion. The motion passed unanimously. Ms. Howes was reminded to get an approved building permit from the town.

### **OTHER BUSINESS**

The next scheduled public hearing date is Tuesday, June 24, 2008 at 7:15 p.m.

Respectfully submitted, Ann E. Littlefield, clerk.

*These minutes are subject to the review and approval of the Zoning Board of Adjustment. Until such time as approval by vote is recorded, posted and/or website minutes are representational of the Public Hearing and are for informational purposes only.*