

SANBORNTON ZONING BOARD OF ADJUSTMENT

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

MEETING MINUTES

May 26, 2009

PUBLIC HEARING

Chairman Jim VanValkenburgh called the meeting of the Zoning Board of Adjustment to order. In attendance were members Wayne Elliott, Bill Whalen, Don Bormes, and Tim Grant; and alternate Ann Littlefield (acting clerk). Public notice was posted, abutters were notified by certified mail, and the notice was published in *The Citizen* on May 22, 2009.

CASE #443 - A request from Kim Hanson for an Area Variance from Article 5, Section A(5) of the zoning ordinance. Applicant seeks permission to allow less than the required road frontage for a lot. The property is located on Old Range Road in the General Agricultural District (TM 16 Lot 20-03).

Mr. Hanson explained to the board that he would like to subdivide his property into two lots. He stated that he wants to give one of the lots to his daughter; his house would remain on the other lot. The total road frontage footage is seven feet shy of satisfying the required 220' of frontage for each lot. He was sent to the board from the Planning Board.

There is a ROW that belongs to abutter Morrison that runs along Mr. Hanson's property. The property is accessible by Wells Road. Mr. Hanson explained that he is not sure of the land division plan and that the Planning Board had no particular recommendation. The ROW could be used for access to the back of the property.

An abutter, David Adams, was present and wished to view the site map being displayed. Another abutter, William Driscoll, also wished to view the map.

Mr. Hanson stated that he is aware he would need to return to the Planning Board with a surveyed plan if he is granted the Area Variance. A suggestion was made to investigate upgrading the ROW for property access and driveway location. Mr. Hanson was aware that he would need to secure abutter Morrison's permission and have this arrangement written into the deed.

With no further discussion, the chairman closed CASE #443.

CASE #444 – A request from Andrew and Robin Mannion for an Area Variance from Article 6, Section A(4) of the zoning ordinance. Applicants seek permission to allow construction into the required setback. The property is located on Lower Bay Road in the General Residential District (TM 17 Lot 79).

The Mannions stated that their cottage is a vintage 1930's structure. There is a significant land slope toward the water. They would like to build a deck onto the cottage that would face the water and wrap around part of the building. A portion of the planned deck would encroach into the required 30' roadway setback.

The Mannions further stated that the deck construction would block no views of the lake nor place an unnecessary impact on natural resources. They consider the construction to be a property improvement.

Photographs and plot plan were reviewed.

With no abutters or interested parties to speak, the chairman closed CASE #444.

REOPENING CASE #443 – Bill Whalen stated he had no problem with the Area Variance request. Don Bormes made a motion to GRANT the applicant's request, as presented. Wayne Elliott seconded the motion. A vote was taken and the motion passed unanimously. Voting was Don Bormes, Wayne Elliott, Jim VanValkenburgh, Tim Grant, and Bill Whalen.

Mr. Hanson was reminded to go to the Planning Board next.

REOPENING CASE #444 – Tim Grant and Jim VanValkenburgh wondered if the Mannions would need to secure a state permit. Don Bormes pointed out that their construction plan does not encroach upon the required 50' water setback.

Bill Whalen stated he had no problem with the Area Variance request and made a motion to GRANT the applicants' request, as presented. Don Bormes stated he also had no problem with the request and felt it would have no detrimental impact. Don Bormes seconded the motion. Wayne Elliott stated that he felt the owners should be able to use the property. A vote was taken and the motion passed unanimously. Voting was Don Bormes, Wayne Elliot, Jim VanValkenburgh, Tim Grant, and Bill Whalen.

The Mannions were reminded to secure a building permit from the Board of Selectmen.

OTHER BUSINESS

Meeting minutes from April 28, 2009 were reviewed. Tim Grant made a motion to accept the minutes. Wayne Elliott seconded the motion. The vote taken was unanimous to accept the minutes of April 28, 2009.

There seems to be confusion about members' terms. Ann Littlefield was asked to track down information and correct any found errors with Jane Goss.

Town Planner Bob Ward spoke with the board about a draft of a zoning ordinance/district land use chart he has been preparing. Copies were distributed and members were asked to review the draft.

The next scheduled public hearing date is Tuesday, June 23, 2009 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.

