

# SANBORNTON ZONING BOARD OF ADJUSTMENT

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

## MEETING MINUTES

August 25, 2009

### GENERAL BUSINESS

John Olmstead was in attendance and expressed an interest in becoming involved with the zoning board. Members visited with John and agreed to recommend him to the Selectmen to fill an Alternate position.

Members' terms were reviewed:

Chairman Jim VanValkenburgh, member.....	expiring June 2009
Co-Chairman Tim Grant, member.....	June 2010
Don Bormes, member.....	June 2011
Wayne Elliott, member.....	June 2009
Bill Whalen, member.....	June 2010
when sworn John Olmstead, alternate.....	June 2012
Ann Littlefield, alternate.....	June 2010

Ann Littlefield will contact Selectmen about John's appointment recommendation. This updated list will be given to Jane Goss and Robb Jutton.

### PUBLIC HEARING

Chairman Jim VanValkenburgh called the meeting of the Zoning Board of Adjustment to order. In attendance were members Bill Whalen, Tim Grant, Don Bormes, and Wayne Elliott; 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 August 18, 2009.

**CASE #445** - A request from Edward and Judith Tesseyman for a Special Exception as allowed in Article 18, Section B(9) of the zoning ordinance. Applicants seek permission to convert a single-family dwelling to a two-family dwelling. The property is located on Gray Road in the General Residential District (TM 12 Lot 32-3).

Mr. Tesseyman presented his application to the board. He explained he has purchased a modular home to be attached to the existing house, creating a two-family dwelling. The modular home is transported to the site on a trailer, lifted off by a crane and positioned as a permanent structure. The plan indicates an enclosed breezeway to attach the modular home to the existing house. The modular home has one bedroom. Further, Mr. Tesseyman explained that the

modular home will be occupied by his wife and himself; the existing house will be occupied by their daughter.

Town Planner and Zoning Enforcement Officer, Bob Ward, explained to the board that Mr. Tesseyman applied for the Special Exception as a single-family to a two-family conversion at his recommendation. The plan, as presented, best fits the definition for a two-family dwelling unit. There was discussion of the differences between manufactured homes and modular homes. There was also discussion about accessory apartments and their total square footage limitations.

Mr. Tesseyman stated that he has secured state approval for the shared septic system.

Chairman VanValkenburgh noted that Mr. Tesseyman purchased the modular home before seeking ZBA approval. He was cautioned that in the event his application had posed a problem and been denied, he would have been in quite a dilemma.

There were no abutters nor interested parties to speak  
At this time, the Chairman closed CASE #445.

REOPENING CASE #445 - Voting members included Don Bormes, Wayne Elliott, Bill Whalen, Tim Grant, and Jim VanValkenburgh.

Wayne Elliott made a motion to approve the Special Exception application as submitted. Bill Whalen seconded the motion. A vote was taken and the motion passed unanimously.

Mr. Tesseyman was reminded to obtain a building permit from the town.

#### **OTHER BUSINESS**

Minutes of May 26, 2009 were reviewed. Bill Whalen made a motion to approve. Don Bormes seconded the motion. A vote was taken and the motion passed unanimously. All members in attendance voted.

Respectfully submitted, Ann E. Littlefield, Clerk.