

ZONING BOARD OF ADJUSTMENT

November 5, 2013

APPROVED:

AGENDA: 13VAR04 VARIANCE: GERALD WRIGHT, 16 Mt. Celo Road,
#108-010

ATTENDING: Richard LaFlamme (Vice Chairman), Lorraine Bohmiller, Larry
Denton, Ashley Dolloff

ABSENT: Alan DeStefano (Chairman, away)

OTHER: Gerald Wright, Michael Lacasse

The meeting opened at 6:00pm. Mr. LaFlamme explained that the Board is one member short, adding that this could mean a tie vote which is an automatic denial of the Variance. He then asked Mr. Wright if he wished to continue and Mr. Wright said yes.

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The secretary read the application, the list of abutters that were notified, where the hearing was advertised and stated that no phone calls or written correspondence was received.

Mr. LaFlamme asked if the Board felt that the application was complete. Mr. Denton questioned if the State right-of-way has been satisfied. Mr. Wright stated that both DOT and DES have accepted it as changed. Mr. Denton asked about the distance from the road. Mr. Wright showed the distances on his plan and presented the Board with two papers from the State. One was a copy that could be kept in the file and the other, the Board asked Mr. Wright to bring in a copy to the secretary on Friday. Mr. Denton asked how they got into the cottage before they started the deck and was told that there were temporary steps there. Mr. Wright mentioned that everyone in the neighborhood has a deck.

Mr. Denton pointed out that there are no measurements on the deck. Much discussion followed in which Mr. Wright mentioned that he was not sure that he had the correct figures for the lot coverage by structure. Ms. Dolloff stated that the Board would need the correct coverage figures as well as measurements of the deck and the cottage. Discussion continued as to the needs according to the regulations that the Board must follow.

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WRIGHT VARIANCE continued:

A. Dolloff made a MOTION, second by L. Denton, to CONTINUE THE VARIANCE HEARING FOR GERALD WRIGHT TO DEC. 3RD, 6:00 P.M. UPON RECEIPT OF ALL NECESSARY MEASUREMENTS. The motion CARRIED.

Mr. Wright was upset at that time and left and Mr. Lacasse asked just what the Board is looking for. Mr. Denton answered that we need the deck measurements, the square footage coverage by structure, and the sq. ft. of the building. Mr. Lacasse stated that he will try to help Mr. Wright and thanked the Board.

At this time, the Board realized that both papers presented were from DES and they asked the secretary to ask Mr. Wright to bring in something from DOT, as well.

MINUTES OF AUGUST 6, 2013:

A. Dolloff made a motion, second by L. Bohmiller, to approve the minutes as read. The motion carried.

COMMUNICATIONS:

The invitation to Kim Koulet's retirement was read. There was an announcement of a Forest Laws seminar by UNH Coop. Extension, and two Town and City magazines.

NEXT MEETING: The next meeting of the ZBA will be held Dec. 3rd at 6:00 p.m. We shall hear the Variance for Gerald Wright. Applicants can still apply for this hearing date if they apply by Nov. 8th, noon. It was noted that Mr. DeStefano may not be available for that meeting, also.

With no other business before the Board, L. Denton made a motion, second by A. Dolloff, to adjourn at 6:45p.m.

Respectfully submitted,
Jan Laferriere,
Recording secretary