

Zoning Board of Adjustment

March 7, 2017

Memorial building

7:00 pm

These minutes are to be considered draft minutes only until approved by the board at their next meeting

Members Present: Susan Chiarella, Bryan O' Day, Peter Abair, and Justin Hastings

Others Present: Whit Smith, Dough Gansby, Dick Hendl, and Charlie Hirschberg

Approval of January Minutes- Peter Abair made a motion to accept the minutes with one minor correction on the second page- changing the word "bet" to "get", second by Justin with correction all in favor and unanimously approved

Susan talked about the Spring Conference on April 29th in Concord@the Grappone Center

Susan Opens the hearing for CLD Special Exception (Woodcrest) - There was motion by Justin to accept the application as complete, second by Bryan, all in favor and unanimously approved.

Charlie Hirschberg approached the board stating the lot is a non-conforming lot .4 Acres that was part of a subdivision done in 1966. He said there is limited house for proposed house and needs a special exception to meet the required setbacks. He states the entire lot is heavy wooded. He's proposing a small house with a garage to make this lot a marketable lot. He states there is room for a septic design, and they do meet the shoreline criteria. He states that he has not submitted the application to the state yet. He feels his proposal fits into the character of the other surrounding properties. The board looks at the plans submitted. Bryan states that the Leech field has to be 75 feet from the water. Pete asked if the septic is an Enviro system and Doug said it was. Charlie tells the board that everything is staked out on the property. Susan asks Peter if town maintains that road and he explains the town does not. Susan explains she thinks it would be best if the board visited the site and took measurements. The board agreed. Bryan made a motion to continue the site walk to Wednesday, March 8, @5:00 pm. Charlie also mentioned that the map he presented was a certified survey.

Meeting adjourned@ 8:00 pm

Minutes continued.....

Wednesday, March 8th, @ 5:00 pm at the site Woodcrest, Springfield, NH

Members Present: Susan Chiarella, Bryan O' Day, Justin Hastings, and Peter Abair

Others Present: Whit Smith, Doug Gansby, and Charlie Hirschberg

Board reviewed stamped plans and looked at the measurements. Pete states they do not need a driveway permit if it's not a town road. Charlie took board around and showed where proposed house would be and driveway. The board took some measurements and looked at the area Charlie had staked out for proposed buildings.

Facts supporting this request:

- a. The proposed use would not be detrimental to the character or enjoyment of the neighborhood by reason of undue variation from the character or appearance of the neighborhood because: *The board does not feel the proposed house and garage would be detrimental to the character of the neighborhood and may increase property value.*
- b. The proposed use will not be injurious, noxious, or offensive, and thus detrimental to the neighborhood because: *The board felt a house and garage does not propose any threat of being injurious, offensive, or anything above.*
- c. The proposed use will not be contrary to the public health, safety or welfare by reason of undue traffic congestion or hazards, undue risk to life or property, unsanitary or unhealthful emissions or waste disposal, or similar adverse causes or conditions because: *The proposed use is a dwelling and garage as storage facility*
- d. The location and size of the proposed use, the nature and intensity of the operations involved, the size of the site in relation to the proposed use and location of the site with respect to the existing or future street giving access to it shall be such that it will be in harmony with the orderly development of the District because: *the board felt that it is a private road, and building house and garage remains in harmony with the neighborhood.*
- e. The operations in connection with the proposed use will not be more objectionable to nearby properties by reason of noise, fumes, odor, or vibration than would be the operation of any permitted uses in the District which are not subject to Special Exception procedures because: *The board stated a house/dwelling and garage for personal use for vehicles, etc....would not be objectionable and cause any noise, fumes, odors, vibrations, etc.....*

Justin made a motion approve the special application to construct a two bedroom house, and a 24' X 24' garage, with accompanying septic and well, for relief from setback requirements has been. Said lot is a non-conforming lot and was created prior to this ordinance. The approval is based upon the applicant meeting the following conditions:

- 1. Any construction must comply with the final plan attached to this decision and presented at the hearing on March 8, 2017 and must comply to the specific setbacks from the Lake, Sidelines and Road as specified on said plan;
- 2. The proposed house is limited to a two bedroom home;
- 3. Any construction that exceeds the footprint as designated on said plan will require application to the Zoning Board of Adjustment;
- 7. All buffers shown on said plan must be complied with;

8. The septic system is subject to State approval.

Second by Peter Abair, all in favor and unanimously approved.