

BOARD OF ADJUSTMENT

JULY 6, 2021

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes until approved by the Board.

Zoning Members present: Susan Chiarella, Chair; Cody Patten, Bryan O'Day and Justin Hastings. Absent: Tanner Jacques.

Also present: Whit Smith and Jim Bednar.

Susan called the meeting to order at 7:00 p.m.

Minutes of June 1, 2021: Bryan moved to accept the minutes as written, seconded by Justin, and unanimously approved.

Susan opened the Special Exception hearing concerning a request by the Town of Springfield for a Special Exception as specified in the Zoning Ordinance. Applicant is seeking relief from the 35' setback requirement. The Springfield Historical Society seeks to construct a 14' X 20' storage barn without utilities to be no greater than twenty' from rear lot line on a pre-existing non-conforming .92-acre lot. Property is located at 43 Four Corners Road. Tax Map 29, Lot 304-108. Susan had per RSA 674:54 any use or construction on town-owned property that is a non-governmental function is fully subject to local land use regulations which is the reason for this hearing. Susan confirmed abutter notification and newspaper and local posting. Justin moved to accept the application, seconded by Bryan, and unanimously approved.

In the absence of a Select Board member, Whit presented the application. The Historical Society seeks relief to construct a barn on the non-conforming lot to store and display agricultural artifacts of the museum and town. No less than 15' of relief for the rear setback is being sought. The historical society will oversee the construction and the barn will become the property of the Town in a manner like the lift project at the Town Hall.

Jim noted the barn is to be rustic in nature, designed like a sugar house to house maple sugaring and agricultural artifacts, both having a strong history in Springfield. Stone walkways between the buildings may become part of the project.

The museum is open a couple of hours on Saturday and Sunday from Memorial Day to Columbus Day. The barn hours will be the same. Excavation and foundation work is to begin this fall with barn construction proposed for summer 2022. Someone is donating hemlock logs that will be milled for the lumber for the project.

The Board reviewed the plan presented and reviewed the 5 criteria:

- a. The proposed use is not detrimental to the character or enjoyment of the neighborhood...: The addition of the barn with seasonal use to house part of a historical collection does not change the character.

- b. The proposed use will not be injurious or noxious...: The barn will be used to store historical artifacts.
- c. The proposed use will not be contrary to the public health, safety, or welfare...: There will be no increased traffic. The museum has adequate parking and. The building is accessed on foot only and will only be open seasonally.
- d. The location and size of the proposed use is in harmony with the neighborhood...: The building meets the road setback. It is a town building and being designed to fit into the character of the other buildings on the property.
- e. The operation will not be more objectionable by reason of noise, fumes, odors...: This is a barn to display part of the museums collection, no special operations will take place on the property.

A motion was made by Bryan to grant approval for a 14' x 20' barn for use by the Springfield Historical Society, to be no less than 15' from the rear property line, (20 of relief) as shown on the plan presented July 6, 2021. Justin seconded the motion. It was noted at the back property line, the abutting property rises-up steeply. Bryan, Justin, Cody, and Susan all voted in favor of the motion.

The meeting adjourned at 7:25 p.m.

Submitted by,

Janet Roberts
Administrative Assistant