

GOFFSTOWN ZONING BOARD OF ADJUSTMENT
MINUTES TO MEETING OF FEBRUARY 2, 2016

In attendance were Cathy Whooten, Emily Sandblade—alternate, Len Stuart—alternate, Gail Labrecque—Vice Chairman, and Patty Gale—Planning Assistant.

Gail Labrecque called the meeting to order at 7 PM. The Board said the Pledge of Allegiance. She explained the procedures the Board would follow for the hearings and deliberations, as well as the appeal process. She said if there is not a full five member Board present, an applicant has the option of continuing their application because, for an application to be approved, there must be a minimum of three votes in favor of approval. She asked the Board to introduce themselves. She said, absent a full Board this evening, Emily Sandblade and Len Stuart would be voting alternates.

MINUTES—meeting of January 5, 2016

Patty Gale said the November 2015 minutes still need approval. (Approval was put off for the ZBA meeting in March so the Board could be prepared to address them.)

Cathy Whooten said there are two minor changes she suggests. On page 3, in the 7th paragraph, which reads, *“Alan Yeaton asked why he couldn’t the one that is closest to the road back some,”* should read *“Alan Yeaton asked why he couldn’t move the one that is closest to the road back some.”* Also, on page 4, in the 3rd paragraph from the bottom, which reads, *“Gail Labrecque said she did nothing property values would be diminished. Hardship is where we get into the aspects of the lot,”* should read, *“Gail Labrecque said if she did nothing property values would be diminished. Hardship is where we get into the aspects of the lot.”*

Emily Sandblade made a motion to approve the minutes to the ZBA meeting of January 5, 2016, with changes as discussed. Cathy Whooten seconded the motion. VOTE: 4-0-0. All in favor. Motion carries.

John Bohan & Laurie Dowse, Applicants/Owners, are seeking Variances to allow two (2) existing tent sheds on the right side of the property to remain. The Variances will be needed as follows: Both proposed sheds need a Variance for being 3 ft. from the side property line whereas Section 5.1.1 of the Goffstown Zoning Ordinance requires a minimum of 10 feet. The front shed requires a variance because it is placed as close as 12 feet to the front property line, whereas Section 4.3 and Section 5.1.3 of the Goffstown Zoning Ordinance restrict the shed to be a minimum of 25 feet from the front property line. Another Variance is required for the rear shed to be as close as 80’ to the edge of the Piscataquog River whereas Section 13.3 of the Goffstown Zoning Ordinance requires structures to be 100 feet from the water’s edge. The property is located at 7 Channel Lane, a private road, (Map 19, Lot 11), in the Residential-2 Zone. (Continued from the January 5, 2016 Meeting)

Gail Labrecque asked the applicant if they want to proceed with their application because there is not a full five member Board present.

John Bohan said he would continue.

Gail Labrecque said we heard this application last month, voted to find the application has no regional impact, and continued it especially to get more information on the front property line.

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Patty Gale said it was continued to determine where the front shed was because it was close to the road. We were asked to have staff go out and look at it. Staff has gone out to look at it and said, without an accurate survey, it appears to be 7 feet from the road. The applicant knows it was measured at 7 feet but the application was noticed at 12 feet. He is willing to move it back 5 feet so it equals the 12 feet.

Cathy Whooten said the applicant is in agreement to move the shed to make it match the variance request and notice that went out. Otherwise he'd have to re-notice.

John Bohan said he would move it in the spring when it thaws out.

Emily Sandblade said her only question last time was whether the shed was completely on the property. That's been resolved so she has no questions.

Gail Labrecque closed the public hearing.

Emily Sandblade made a motion to approve the variances as requested, with the condition the front shed back 5 feet, as stated in the update; and with the condition that there be no more structures within the wetland buffer. Cathy Whooten seconded the motion. VOTE: 4-0-0. All in favor. Motion carries.

CORRESPONDENCE

Letter of Resignation from the ZBA

Gail Labrecque said Cathy Champagne has moved and therefore resigned her position on the ZBA. She will be missed. We thank her for all her participation in the meetings and wish her well in her new endeavors.

FYI Information Regarding Proposed Changes Related to Voting on Variances

Schedule of Meeting Dates

Gail Labrecque said staff recommends changing the July 5th meeting to July 12th.

Cathy Whooten made a motion to change the July 5, 2016 ZBA meeting to July 12, 2016. Gail Labrecque seconded the motion. VOTE: 4-0-0. All in favor. Motion carries.

22nd Annual Spring Planning and Zoning Conference

Gail Labrecque said that is scheduled for April 23rd.

Town & City Magazine.

Cathy Whooten asked if Cathy Champagne's resignation was in time for it to be on the ballot.

Gail Labrecque said her term was up so it was on the ballot anyway.

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Emily Sandblade said she registered to run for an elected seat on the ZBA.

Gail Labrecque said it will be the two of us (Emily Sandblade and Gail Labrecque) who are on the ballot this year.

Cathy Whooten made a motion to adjourn. Len Stuart seconded the motion. VOTE: 4-0-0. All in favor. Motion carries.

The meeting adjourned at 7:13 pm.

Respectfully submitted,

Gail Labrecque
Recording Secretary

These minutes are subject to approval by the ZBA.