

GOFFSTOWN ZONING BOARD OF ADJUSTMENT
MINUTES TO MEETING OF MARCH 1, 2016

In attendance were JoAnn Duffy—Chairman, Gail Labrecque—Vice Chairman, Alan Yeaton, Len Stuart—Alternate, and Emily Sandblade—Alternate (at 7:08 pm). Also in attendance were Jon O'Rourke—Planning & Zoning Administrator, and Darrell Halen—GTV audio/video technician.

JoAnn Duffy called the meeting to order at 7 pm. She asked the Board to introduce themselves.

MINUTES—meeting of February 2, 2016.

Alan Yeaton made a motion to approve the minutes to the ZBA meeting of February 2, 2016. Gail Labrecque seconded the motion. VOTE: 3-0-1. JoAnn Duffy abstained. Motion carries.

PUBLIC HEARINGS

Joey & Kimberly Bolduc, Applicant/Owners, are seeking Variances to build a 10' X 42' addition to the front of the existing family home that will be 15 ft. from the front property line, whereas the Goffstown Zoning Ordinance requires a 25 ft. front setback from the front property line. Another variance is required as the addition will be built 9 ft. from the side property line whereas a 15 ft. setback is required. This concerns Section 4.3 Table of Dimensional Regulations, of the Goffstown Zoning Ordinance. The property is located on 114 Sharon Street, (Map 19 Lot 50), in the Residential-2 Zone.

JoAnn Duffy said there was a change in the setback line.

Jon O'Rourke said there was confusion about where the property line ended. The applicant thought it was at the edge of pavement, which it isn't. Instead of it being 15 feet from the property line, it would be 10 foot. We gave the applicant the option of adjusting the addition to meet the application, but they chose to re-notice. It wouldn't make sense to shrink it by five feet because it would be a 42 foot closet. The applicant will re-notice and would like to continue this hearing.

JoAnn Duffy said we should continue this to the April 5th meeting.

Alan Yeaton asked why we are doing this.

JoAnn Duffy said the abutters have to be re-notified because of the change in the distance.

Alan Yeaton said there is a survey of the site. Why hasn't he contacted the surveyor to make sure it's exactly what we are seeing?

Jon O'Rourke said it is what we had on file and broke out to verify what he had measured. What the applicant sent in was hand drawn. We didn't get it in time to notify abutters.

Alan Yeaton asked why the applicant wasn't here tonight.

Jon O'Rourke said he stopped by the office and Patty Gale suggested there wasn't a need to because it was just to continue the application.

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JoAnn Duffy suggested, in the future if they amend the application, that they make not of not measuring from the pavement. A lot of people do that, and when they come in here it is the wrong thing.

Alan Yeaton asked if he found an iron pin bound.

Jon O'Rourke said he did not. There is one 240+/- feet at the intersection.

Alan Yeaton said there is one on the corner of the lot.

Jon O'Rourke said he believes that is referring to 240 feet from the intersection. He looked for it but didn't find it.

Gail Labrecque made a motion to continue the application to April 5, 2016. Emily Sandblade seconded the motion. VOTE: 4-0-1. Alan Yeaton against.

Alan Yeaton asked if we have a vacant position on the Board.

JoAnn Duffy explained Cathy Champagne has moved and is no longer on the Board. Emily Sandblade signed up for her seat, and Gail Labrecque is running again.

Gail Labrecque said when Emily Sandblade moves up we will have four alternate openings. Jeff Coventry's spot may be expiring and he hasn't been coming to meetings.

Alan Yeaton asked how many people would be on the Board after elections. Cathy Whooten hasn't been here in five months.

Gail Labrecque said she was here last month.

JoAnn Duffy said Patty Gale knew she would be absent tonight. An email was sent to her last month asking her of her intent, and she said she is still on the Board.

Len Stuart said his opinion is that if someone signs up to be an alternate. We once discussed amending the bylaws to include that if someone has a number of absences they can be dismissed as an alternate. He thinks we should do an organizational session after elections. If you sign up, you should show up.

JoAnn Duffy said the other alternate, Jeff Coventry, only came to a few meetings all year. She asked Patty Gale to also check with him and he never responded.

Gail Labrecque made a motion to adjourn. Len Stuart seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.

The meeting adjourned at 7:15 pm.

Respectfully submitted,

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Gail Labrecque
Recording Secretary

These minutes are subject to approval by the ZBA.