

GOFFSTOWN ZONING BOARD OF ADJUSTMENT
MINUTES TO MEETING OF JUNE 7, 2016

In attendance were Chairman Alan Yeaton, Vice Chairman Gail Labrecque, JoAnn Duffy, Emily Sandblade, and Jeff Coventry--alternate. Also in attendance were Jon O'Rourke—Planning & Zoning Administrator, and Darrell Halen—GTV audio/video technician.

Alan Yeaton called the meeting to order at 7 pm. He explained the procedures the Board would follow for the hearings, deliberations, and the appeal process. He asked the Board to introduce themselves.

MINUTES—meeting of May 3, 2016

Emily Sandblade made a motion to approve the minutes to the ZBA meeting of May 3, 2016. JoAnn Duffy seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.

PUBLIC HEARINGS

Nate Gilbert, Applicant and Armand & Diane Thibault, owners, are seeking variances to build a garage attached to an existing home that will be 24 feet from the front property line whereas a 35 foot front setback is required; and on a lot that is 1.24 acres whereas 2 acres is required. This concerns Section 4.3 (Table of Dimensional Regulations) of the Goffstown Zoning Ordinance. Another variance is required as the nonconforming structure will be increased in size. This concerns Section 14.9 and Section 14.9.2.1 of the Goffstown Zoning Ordinance. The property is located on 133 East Dunbarton Road, (Map 9 Lot 75B) in the Agricultural Zone.

Gail Labrecque made a motion to find the application has no regional impact. JoAnn Duffy seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.

Nate Gilbert presented. He said it's a ranch. On the left side of the home is a carport, leaving all their personals exposed. They'd like to have a place for all those things, hidden from the road so it's not an eyesore, and to park their vehicle inside. They are close to what is required but need a variance. There is a bit of discrepancy in the acreage. The deed reads 1.9 acres and the application reads 1.24 acres. The major thing is curb appeal and their safety, getting in and out, given their age.

JoAnn Duffy asked if it would be a two car garage with extra space for storage.

Nate Gilbert said yes, but not exceeding the depth of the house. The roof and siding would match the existing.

Jeff Coventry asked if the carport would be kept as is.

Nate Gilbert said the carport will become a two car garage.

Gail Labrecque asked if they would be removing the carport.

Nate Gilbert said it will support it and is up to code.

Alan Yeaton said the way the driveway was shown on the plan, it looks like the garage is 28 x 26. It looks like there is a piece of driveway that extends into the house. Are you expanding the house?

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Nate Gilbert said no. It looks like it is drawn incorrectly.

Diane Thibault said if looking at the driveway, the driveway connects with the left corner of the house.

Jon O'Rourke said the driveway would match up with the side of the house.

Nate Gilbert said the opening of the driveway will not change.

Alan Yeaton asked the applicant to address the variance criteria.

Nate Gilbert said the variance would not be contrary to the public interest because the proposed addition wouldn't look too different from similar properties. The spirit of the ordinance is observed because the setback requirements are very close to what is needed. Substantial justice is done because the curb appeal would be enhanced by changing it from a carport to a garage. Values of surrounding properties will not be diminished. The proposed garage will increase the value and increase curb appeal. Regarding hardship he said the owner is older and looking to have a safer place to park. Garages are typical to the area. It would be better for them in the winter. The proposed use is a reasonable one because there are other properties similar and this proposal is not out of place to existing properties.

Gail Labrecque asked about the expansion of the non-conformity.

Alan Yeaton said it is the front setback. They are also asking because of the lot size.

Jeff Coventry asked about the 28' width.

Nate Gilbert said that is from the edge of the house, including the carport.

Alan Yeaton opened the hearing to the public. There was no public comment.

Alan Yeaton asked if this was to solve physical impairment—to continue to make life easier to stay in the home.

Diane Thibault said we already had the condition of needing a ramp. But he was capable of using the stairs so we didn't get a ramp. We'd like the garage because we have people in the neighborhood who steal things.

Nate Gilbert said the depth of the proposed garage would have room for a ramp in the future if necessary.

Alan Yeaton closed the public hearing. The Board entered deliberations.

JoAnn Duffy said it seems like a natural expansion of a non-conforming use, and isn't infringing on the nonconforming use.

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Gail Labrecque made a motion to approve the variances as requested, finding the application meets the variance criteria. JoAnn Duffy seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.

CORRESPONDENCE

Request for rehearing by Joey & Kimberly Bolduc, of the 2-2 split vote denial of a variance for the property located on 114 Sharon Street, (Map 19 Lot 50), in the Residential-2 Zone.

Gail Labrecque made a motion to grant the request for rehearing on the basis that there is new information provided by the applicant; and on the basis that the minutes, as the official record, would not suffice if the matter was to go to court. Additionally, like the application preceding this one tonight, and unbeknownst to them, they required another variance as the nonconforming structure will be increased in size. JoAnn Duffy seconded the motion.

Emily Sandblade said the letter from the architect cast the application in a different light.

Gail Labrecque said there is the letter from the architect stating why it would be difficult in building an addition as suggested at the last meeting. There was also a letter from a realtor stating the addition wouldn't affect property values.

Alan Yeaton said the back addition is actually on posts. There is no foundation. It's like a deck. It's not bad. He was issued a building permit. It goes to how difficult it is to build something like that.

VOTE: 5-0-0. All in favor. Motion carries.

JoAnn Duffy asked when the July meeting is.

Gail Labrecque said it is July 12th—the week after the Fourth of July.

JoAnn Duffy Made a motion to adjourn. Emily Sandblade seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.

The meeting adjourned at 7:30 pm.

Respectfully submitted,

Gail Labrecque
Recording Secretary

These minutes are subject to approval by the Zoning Board of Adjustment.