



Town of Goffstown

TOWN OFFICES
16 MAIN STREET • GOFFSTOWN, NH 03045

Date: May 4, 2016
To: Sue Desruisseaux, Town Administrator
From: Jonathan O'Rourke, Planning & Zoning Administrator
Subj.: Zoning Board of Adjustment Report from the May 3, 2016 Meeting

THIS IS AN UNOFFICIAL SUMMARY OF THE MEETING. PLEASE NOTE THE MINUTES ARE THE OFFICIAL RECORD OF THE MEETING.

In attendance: JoAnn Duffy - Chairman, Catherine Whooten, Alan Yeaton, Emily Sandblade, Jonathan O'Rourke - Planning & Zoning Administrator and Darrell Halen - GTV.

Meeting convened at approximately 7:04 p.m.

The Board approved the Minutes of the April 5, 2016 Meeting.

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 10 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.

Bolduc – variance (2) for addition to current building within setbacks (front & side)

No regional impact found

Brief introduction by applicant

- Took photos and presented justifications for request
- Several houses in the neighborhood that are within setback distance from the edge of road.
- Esthetically appealing roof line and add to the character of the neighborhood.
- Have brought the house up to date, could not afford to move financially and would like to stay in the neighborhood.
- Can't go back because of cliff, can't go up because of the structure
- Read two additional letters from abutters supporting the project.
 - Alan Yeaton doesn't agree that it is a good argument
 - Cathy Whooten is looking to redesign, add living space to the garage area. Use the garage as additional space.
 - Alan – Walked the area, wants to talk about parking.
 - Applicant mentioned they have 2 cars.
 - Brought up shed being within 10' setback
 - Applicant mentioned it was moved
 - Concerned, desires alternative

- **Motion** to deny – due to other options to go to the rear of the house.
 - Believes it alters the neighborhood also
- Cathy Wooten
 - Also concerned, suggests to build garage out or build alternate locations
 - 14.9.2.1 non-conforming structure cannot be increased
- Jo Ann talked about statutory language, must vote on rules/law not opinion
 - Spirit of ordinance
 - Character of neighborhood
 - Safety of the neighborhood
- **Motion to deny** variance 2-tie/deadlock.

ZBA would like Jonathan to get an opinion from the Town attorney about whether or not it meets criteria, letter of opinion. They would also like, with regard to the tie vote, to research if there is an outcome (to deny or not).

Wayne Perreault, Applicant, is appealing an administrative decision of the Zoning Administrator, allowing the parking of vehicles within the Town-owned right of way, by requesting that the administrator remove the wording from the Violation notice dated September 24, 2015, as follows: “According to the definition below, the front yard area begins at the property line (not the edge of pavement of the roadway). So as long as you move your cars into the area considered the “Town-owned right of way” you may continue to park in front of your house.” This concerns Section 7.3 and 7.3.5 of the Goffstown Zoning Ordinance. The property in question is located on 5 Spring Street, owned by Monica Gorman, (Map 38 Lot 105), in the Residential-1 Zone. (Continued from the December 1, 2015 Meeting.)

Wayne Perrault – Brief description of the situation.

- **Motion** to ignore paragraph that is outside the preview.
- **Motion carries**
- Mr. Perrault would like to notify the other individual of the ZBA finding

O’Reilly Auto Parts, LCC, Owner & Sandra Wilkinson, Applicant, are seeking a Variance to allow an internally illuminated signs within the required 250 ft. required buffer from any Residential District. This concerns Section 6.6.3 of the Goffstown Zoning Ordinance as this property abuts the Residential-2 District. The property is located on 711 Mast Road, (Map 15 Lot 154), in the Commercial Zone.

O'Reilly – Jason Hargreaves - requests variance for signage

Brief description of the project.

Motion to approve with timing, signs to be turned off by 11:00PM

Approved by all

Nominations:

Alan is nominated as Chair

Motion carries

Nominated Gail as Vice Chair

Motion carries

The Board reviewed the following Correspondence:

- 1) Town & City Magazine

Meeting adjourned at approximately 8:37 p.m.