



Town of Goffstown

TOWN OFFICES
16 MAIN STREET • GOFFSTOWN, NH 03045

Date: October 5, 2016
To: Sue Desruisseaux, Town Administrator
From: Jonathan O'Rourke, Planning & Zoning Administrator
Subj.: Zoning Board of Adjustment Report from the October 4, 2016 Meeting

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

In attendance: Alan Yeaton - Chairman, Vice Chairman Gail Labrecque, Catherine Whooten, Emily Sandblade, Jeffrey Coventry – Alternate, Len Stuart - Alternate, Jonathan O'Rourke - Planning & Zoning Administrator and Darrell Halen - GTV.

Absent: Jo Ann Duffy,

Meeting convened at approximately 7:00 p.m.

The Board approved the Minutes of the September 13, 2016 Meeting.

Public Hearings:

Alice **Belanger**, Applicant/Owner, is seeking a Variance to replace an existing portion of the garage that will be built 3 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 8 Fairview Street, (Map 17 Lot 87), zoned: Residential-2.

- **Motion** - no regional impact found
 - **Motion** carries

Brief presentation by applicant

- Comments
 - Brief presentation by applicant, would like to basically replace and up grade, no bigger no smaller.
- **Motion** – to approve variance as requested
 - **Motion** carries 5-0-0

Edward **Ruck**, Applicant & Theresa & Howard Leonard, Owners, are seeking Variances to allow a deck to remain that was built within the side setback, rear setback and within the inner 50' of the 100 ft. Wetland and Surface Water Conservation (WSWC) District Buffer along Mountain Base Pond. This concerns Section 4.3 (Table of Dimensional Regulations), 13.3 (WSWC District) and 13.3.3.5 of the Goffstown Zoning Ordinance. Another Variance is required as the nonconforming structure will be increased in size and is located on a Class VI Road that is not Town maintained. This concerns Section 14.9, 14.9.2.1 (non-conforming Structures) of the Goffstown Zoning Ordinance. The property is located on 23 McFarland Road, (Map 42 Lot 58), zoned: Agricultural.

- **Motion** - no regional impact found
 - **Motion** carries

Brief presentation by applicant

- Comments
- Brief presentation by applicant, tenant built without getting permits, as soon as owner found out suggested tenant speak with Town staff.

- **Motion** – to approve with condition to appropriate egress to side of the deck (no closer to the water)
 - **Motion** carries 5-0-0

Mario & Gloria **Pelletier**, Applicants/Owners are seeking a Variance to allow a 28' X 34' garage, 16' X 20' breezeway and a 14' X 16' deck to be built within the inner 50' of the 100 ft. Wetland and Surface Water Conservation (WSWC) District Buffer. This concerns Section 13.3.3.3 & 13.3.3.5 of the Goffstown Zoning Ordinance. The property is located on 46 Danis Park Road, (Map 23 Lot 17), zoned: Residential-2.

- **Motion** - no regional impact found
 - **Motion** carries

Brief presentation by applicant

- Comments
- Brief presentation by applicant, garage and deck within the buffer

- **Motion** – to approve as presented
 - **Motion** carries 5-0-0

Luke **Nelson**, Applicant/Owner, is seeking Variances to remove existing trailer and rebuild a single family home on a lot that only has a half an acre whereas one (1) acre is required. Another variance is required to building the home within the inner 50' of the 100 ft. Wetland and Surface Water Conservation (WSWC) District Buffer. This concerns Section 4.3 (Table of Dimensional Regulations), and 13.3 (WSWC District) and 13.3.3.5 of the Goffstown Zoning Ordinance. The property is located on 93 Mountain Road, (Map 4 Lot 95), zoned: Residential-1.

- **Motion** - no regional impact found
 - **Motion** carries

Brief presentation by applicant

- Comments – will be building within the buffer,

- **Motion** – to continue until the next ZBA meeting 01Nov2016 (for conservation commission comment).
 - **Motion** carries
 - Board would like Patty to pose the question to Conservation Commisison to review the property.

The Board reviewed Correspondence

Meeting adjourned at approximately 9:00 p.m.