



# Town of Goffstown

TOWN OFFICES  
16 MAIN STREET • GOFFSTOWN, NH 03045

Date: November 2, 2016  
To: Sue Desruisseaux, Town Administrator  
From: Jonathan O'Rourke, Planning & Zoning Administrator  
Subj.: Zoning Board of Adjustment Report from the November 1, 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, Jo Ann Duffy, Emily Sandblade, Len Stuart - Alternate, Jonathan O'Rourke - Planning & Zoning Administrator and Darrell Halen - GTV.

Absent: **Jeffrey Coventry** – Alternate,

**Meeting convened at approximately 7:00 p.m.**

**The Board approved the Minutes of the October 4, 2016 Meeting.**

## **Public Hearings:**

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. (Continued from 04Oct2016).

- **Motion** – to continue until the next ZBA meeting 06Dec2016 (for Conservation Commission comment on 16Nov2016).
  - **Motion** carries

Robert **Walton**, Applicant/Owner, is seeking a Variance to rebuild a front porch on an existing concrete pad, and attached to the front of the house, that will be located 11.9 ft. from the front setback whereas 35 ft. is required. This concerns Section 4.3 (Dimensional Regulations) of the Goffstown Zoning Ordinance. The property is located on 182 Goffstown Back Road, (Map 6 Lot 17), Zoned: Agricultural

Brief presentation by applicant

- Comments
- Brief presentation by applicant, existing porch, concrete slab still in place

- **Motion** – to approve variance as presented and finding of no regional impact
  - **Motion** carries

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Sheryl & Stephen **Rambikur**, Applicants/Owners, are seeking a Variance and a Special Exception to convert a single family home to a duplex/two-family home. The Variance is required, as the proposed addition will be built 34 ft. from the front property line, whereas a 35 ft. front setback is required per Section 4.3 (Table of Dimensional Requirements) of the Goffstown Zoning Ordinance. Additionally, a Special Exception is required to convert a single family home to a duplex/two-family home, per Section 3.11 (Table of Principle Uses) of the Goffstown Zoning Ordinance. The property is located on 10 Catamount Road, (Map 6 Lot 66-6), Zoned: Agricultural

- **Motion** – to accept plan as presented with no regional impact found
  - **Motion** carries

Brief presentation by applicant

- Comments
  - Brief presentation by applicant, would like to create another dwelling for in-laws
- **Motion** – To approve the variance as requested
    - **Motion** carries
  - **Motion** – To approve special exception
    - **Motion** carries

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**The Board reviewed Correspondence**

**Meeting adjourned at approximately 8:55 p.m.**

**Next meeting 06Dec2016**