

BOARD OF ADJUSTMENT  
DEERFIELD, NEW HAMPSHIRE

AUGUST 23, 2011

MINUTES OF MEETING

PRESENT: Board members George Thompson, John Sinnamon.  
Alternate member Anthony DiMauro. Secretary Jane Boucher

7:30PM Acting Chair George Thompson called the meeting to order and appointed Anthony DiMauro as a voting member and clerk for this evenings meeting.

CASE # 11-03 ANDREW HOWELL MAP 406 LOT 24  
Andrew Howell and Peter Howell were present along with Building Inspector Richard Pelletier and Jack Mitchell, an abutter.

Acting Chair Thompson introduced members and explained procedure. Mr. Thompson informed the applicant that there was a three member board present and a vote was needed by three to approve in order to grant the variance. The applicants indicated that they wished to proceed.

It was noted that receipts for certified mail from two abutters (Thomas Welch and Ruth Guyette) had not been returned.

Acting Clerk Anthony DiMauro read the Notice of Public Hearing by which Andrew Howell, 3 Old Coffeetown Road, has applied for a variance from Article III, Section 315.3 non-conforming lots. (Map 406 Lot 24).

Anthony DiMauro moved to accept the application. John Sinnamon seconded. Voted in favor.

Peter Howell explained that the home had been purchased during a foreclosure. A mobile home had been on the property, along with the existing home, for over 50 years and had been removed approximately 14 months prior to their closing on the property. When he applied for a building permit he was told that over a year had lapsed and he would need a variance .

Richard Pelletier gave a brief history noting that a second home has been on the property since the 1960's . When the bank foreclosed on the main dwelling, the occupant and owner of the mobile home removed it from the property. Mr. Pelletier added that 14 months had lapsed since the removal of the second home when Mr. Howell applied for a building permit.

Anthony DiMauro asked Mr. Pelletier if a year had not lapsed would he have issued a permit. Mr. Pelletier replied "yes".

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No one spoke in favor or in opposition.

7:50PM. The Board went into deliberative session and completed work sheets.

8PM. George Thompson voted to grant a variance. Anthony DiMauro voted to grant a variance. John Sinnamon voted to grant a variance.

Anthony DiMauro moved to grant a variance to Andrew Howell (Map 406 Lot 24) to place a second dwelling on the property. John Sinnamon seconded. Voted in favor.

The meeting was adjourned at 8:05PM.

Recorded and transcribed by Jane Boucher  
Pending approval by the Board of Adjustment