

BOARD OF ADJUSTMENT  
DEERFIELD, NEW HAMPSHIRE  
APRIL 22, 2014

MINUTES OF MEETING

Present: Board members George Thompson, Anthony DiMauro, Jonathan Leer, Katherine Alexander. Also present secretary Jane Boucher.

7:20PM Vice Chair George Thompson called the meeting to order at 7:20PM.

APPROVAL OF MINUTES

Anthony DiMauro moved to approve the minutes of February 25, 2014. Katherine Alexander seconded.

The following corrections were made to the minutes:  
Page 2 Paragraph 1: Replace with the following: "It was discussed that the year of the date on the hearing notice was incorrect. (February 25, 2015). Board members agreed to proceed with the hearing because of the large number of people attending."

Page 2 Paragraph 6: Correct to read " At this time Mary Doane called in on the speaker phone."

Page 5 Paragraph 3: Correct to read"...said that his main concerns..."

Vice Chair Thompson called for a vote on the motion. Voted in favor.

APPOINTMENT

Anthony DiMauro moved and Jonathan Leer seconded to recommend the appointment of George Thompson as a member of the ZBA for a three year term to the Board of Selectmen. Voted in favor.

7:26 The meeting was recessed.

7:30 CASE # 14-02 RONALD AND BARBARA ROSKOE, RIDGE ROAD  
Ronald and Barbara Roskoe were present.

Clerk Anthony DiMauro read the Notice of Public Hearing by which Ronald and Barbara Roskoe have applied for a variance for property located at 71 Ridge Road (Map 414 Lot 83) from Article II, Section 207.4 setbacks from rear boundaries: Article II Section 210.7E building a structure within 75' of a wetland and Article II, Table 204.1 accessory apartment subject to Article 6 section 602 defining an accessory apartment as having a max living space of 750 square feet.

Vice Chair Thompson advised Mr. and Mrs. Roskoe that normally a five member board sits, and three favorable votes are required

to approve an application.

Mr. Roskoe agreed to proceed with a four member board.

Katherine Alexander moved to accept the application. Anthony DiMauro seconded.

During discussion Jonathan Leer noted that no information had been provided showing the location of the existing home and setbacks. Mr. Roskoe provided a copy of a plan depicting setbacks.

Vice Chair Thompson called for a vote on the motion to accept the application for consideration. Motion carries.

Vice Chair Thompson explained procedure.

Mr. Roskoe noted on the plan where the house is located.

Mr. Roskoe explained that his mother-in-law will live in the proposed apartment and care for their children. He noted that the existing lot has limited space and therefore they are applying for relief from setbacks from wet lands and rear boundaries. Mr. Roskoe said that they would like to expand their living space as well as give a comfortable living space for his mother-in-law.

Mr. Roskoe noted that the current living space consists of 2200 sq. ft. which they would like to expand to 2500. The new addition would be 40 x 30 feet. The accessory apartment would consist of 1200 sq.ft. and there would be a 3 stall garage.

According to Mr. Roskoe, Richard Pelletier had visited the site and felt that the plan submitted was satisfactory based on the required variances.

1. Boundary Setbacks: currently 26 feet; required 37 1/2 feet
2. Wetland Setbacks: Currently 61 feet; required 75 feet
3. Accessory apartment: 1200 sq.ft: maximum 750 sq.ft.

Katherine Alexander questioned the necessity of adding a three stall garage when they currently have a 2 car garage. Mr. Roskoe replied that he, his wife and mother in law have cars and they would like to store other equipment .

George Thompson noted that the applicant is 11 1/2 feet short on the boundary line; 14 feet short on the wetland setback and approximately 450 sq. ft. over on the accessory apartment.

At this time Mr. Roskoe noted that, if necessary, they could work with the size of the accessory apartment.

8PM Jonathan Leer moved to go into deliberative session.

Anthony DiMauro seconded. Voted in favor.

George Thompson said he did not have a lot of questions based on the size of the lot and location of the house, he felt it was not an impossible situation.

Katherine Alexander questioned setting a precedent by allowing a 1200 sq. ft. apartment.

George Thompson replied that decisions made by the Board of Adjustment do not set precedents.

Jonathan Leer questioned if there were other solutions.

Anthony DiMauro said he did not have an issue with the wetland setback but was struggling with the size of the apartment.

Jonathan Leer felt the apartment was significantly larger than zoning required and questioned the hardship issue.

Katherine Alexander felt that 1200 sq.ft. was extensive.

George Thompson said that the ZBA was here to hear petitions for variances such as those presented this evening. He noted there were a lot of challenges on the lot and no abutters were present opposing the application.

8:22PM Jonathan Leer moved to go out of deliberative session at this time. George Thompson seconded. Voted in favor.

Mr. Roskoe reiterated that they need a three car garage and the added 1200 sq. ft. falls into the footprint.

Anthony DiMauro questioned if the applicant could comply with the 750 sq. ft. requirement.

Mrs. Roskoe said she does not want to change from the 1200 sq. ft. requested.

After some discussion, Mr. and Mrs. Roskoe advised the Board that they would like to amend their application to a 750 sq. ft. accessory apartment rather an 1200 sq. ft.

8:45PM The Board went back into deliberative session and completed work sheets.

9:03PM Jonathan Leer moved to grant variances to Ronald and Barbara Roskoe for property on Ridge Road with the size of the accessory apartment amended to 950 sq. ft. Katherine Alexander seconded.

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Vice Chair Thompson called for a vote on the motion . Voted three in favor with Katherine Alexander opposed. Motion carries.

Board members agreed to the following stipulation:  
. Siltation barriers to be in place during all phases of construction

The meeting was adjourned at 9:10PM.

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