

BOARD OF ADJUSTMENT
DEERFIELD, NEW HAMPSHIRE
MAY 27, 2014

MINUTES OF MEETING

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

Chair Joshua Freed called the meeting to order at 7:15PM.

ELECTION OF OFFICERS

Katherine Alexander nominated Jonathan Leer to serve as Clerk. Joshua Freed seconded. Voted in favor with Jonathan Leer abstaining.

Joshua Freed moved to elect George Thompson to serve as Vice Chair. Jonathan Leer seconded. Voted in favor with George Thompson abstaining.

George Thompson moved to elect Joshua Freed to serve as Chair. Anthony DiMauro seconded. Voted in favor with Joshua Freed abstaining.

APPROVAL OF MINUTES

George Thompson moved and Anthony DiMauro seconded to approve the minutes of April 22, 2014.

The following correction was made to the minutes:
Page 3 : Paragraph 13: Correct to read "...amend their application to a 950s square foot accessory apartment...."

Chair Freed called for a vote on the motion. Motion carries with Joshua Freed abstaining.

OTHER BUSINESS

Jonathan Leer questioned how stipulations attached to approvals enforced.

Chair Freed said that the Building Inspector enforced stipulations.

7:30PM Chair Freed introduced members and explained procedure.

Clerk DiMauro read the Notice of Public Hearing:
Case 14-03 Kevin Dionne, 203C Raymond Road, Pinecrest Road (Map 424 Lot 84) has requested a variance from Article II, Section 204.1 tables, Section 207.2 front yard set backs which require 40 feet from the street and Article II, Section 207.3 side set back which require 37.5 feet from an adjacent lot.

Case 14-04 Shane Corson, P O BOX 174, Candia NH for property located at 43 Old Centre Road (Map 410 Lot 98) has requested a variance from Article II, Section 210.7 structures 75 feet from wetlands and Article II, Section 204.1 tables, Section 207.2 front yard setbacks which require 40 feet from the street.

CASE 14-03 KEVIN DIONNE
Mr. Dionne was present.

Katherine Alexander moved to accept the application. Jonathan Leer seconded. Voted in favor.

Mr. Dionne noted setbacks on the submitted plan. He said that he has spoken with both of his abutters who indicated they had no problem with the proposed carport. Mr. Dionne added that the shed, part of which is on Mr. Dubois's land, will be removed.

Chair Freed questioned if Mr. Dionne intended to install a slab. Mr. Dionne replied "no".

8:50 PM The Board went into deliberative session and completed work sheets.

Anthony DiMauro moved to approve the application for a variance for Kevin Dionne. Jonathan Leer seconded. Voted in favor.

Katherine Alexander said she would like to see a stipulation that a slab will not be used.

Board members felt that stipulation is not necessary.

Anthony DiMauro moved that a stipulation be added that the existing shed will be removed. Joshua Freed seconded.

Motion carries (3-2) with Anthony DiMauro, Joshua Freed and Katherine Alexander in favor and George Thompson and Jonathan Leer opposed.

8:15PM CASE # 14-04 SHANE CORSON
Shane Corson was present along with Vera Stanwood, owner of the property, and abutters Barry Stevens and Elizabeth Bugnacki.

Mr. Corson provided a plan and indicated setbacks and the 20 foot addition.

Katherine Alexander moved to accept the application. Anthony DiMauro seconded. Voted in favor.

Vera Stanwood signed the application, as property owner.

Mr. Corson noted revisions on the plan and indicated that he did not consider wetlands when looking at the property and could not give an exact distance from the wetlands.

Joshua Freed noted that the Board can require a survey by a Wetlands Scientist.

Barry Stevens, an abutter, said the property behind the stone wall is wet all year but has never been a problem.

Elizabeth Bugnacki noted that there is poor draining and provided a picture of the property.

Mr. Stevens said he is not opposed, however the house was built in 1780 and he hated to see a change in the character of the property.

Mr. Corson said his background is working with antiques and his plan is to mirror the image of the existing home.

8:40PM The Board went into deliberative session.

Katherine Alexander felt the information on setbacks was "sketchy" , particularly on the wetlands.

Jonathan Leer felt that there was not much of an impact on wetlands.

Joshua Freed noted that setbacks from wetlands was the least troubling.

George Thompson said he was not concerned about wetlands setbacks.

Joshua Freed said that, although he was not happy with information, this is not a lake and he was comfortable with what information has been provided.

9PM Board members completed work sheets.

9:10PM Anthony DiMauro moved to approve the application for a variance for Shane Corson. George Thompson seconded. Voted in favor with Katherine Alexander opposed.

Joshua Freed moved to add a stipulation requiring the use of siltation barriers while under construction. George Thompson seconded. Voted in favor.

The meeting was adjourned at 9:15PM.

Recorded and transcribed by Jane Boucher

BOARD OF ADJUSTMENT 5/27/14

Pending Approval by the Board of Adjustment