

BOARD OF ADJUSTMENT
DEERFIELD, NEW HAMPSHIRE
FEBRUARY 24, 2015

MINUTES OF MEETING

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

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

APPROVAL OF MINUTES

Anthony DiMauro moved to approve the minutes of July 22, 2015. Katherine Alexander seconded. Voted in favor with George Thompson abstaining.

Chair Freed advised the Board that when meeting with the Board of Selectmen to discuss the ZBA budget, Selectmen expressed concern that the ZBA was not helping applicants through the appeal process. Chair Freed said the ZBA cannot help applicants fill out appeal forms.

It was noted that Building Inspector Richard Pelletier does assist applicants through the process, although Mr. Pelletier does not complete application forms.

Katherine Alexander suggested going to Town Counsel for an opinion and made a motion to do so. Anthony DiMauro seconded.

During discussion Anthony DiMauro said that perhaps the Board could survey 10 or more Town Websites and determine what other Towns are doing in this instance.

At this time Katherine Alexander withdrew her motion. Anthony DiMauro moved that the Board survey other Town Websites to determine what other Towns may be doing to assist applicants. Jonathan Leer seconded.

Katherine Alexander will check Towns from A to F:
Anthony DiMauro will check Towns from G to N:
and Joshua Freed will check Towns from M to Z.

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

7:35PM Chair Freed introduce members, noting that a full Board was seated.

Clerk Jonathan Leer read the Notice of Public Hearing for:
Case 15-01: Marion Akey requesting a variance.
Case 15-02: John and Charlotte Crowley requesting a variance.
Case 15-03: John and Charlotte Crowley requesting a special

exception.

A copy is attached to these minutes.

CASE # 15-01 Marion Akey for property at 3 Scott Lane (Map 206 Lot4) requesting a variance from Article II, Section 305. Set back from water bodies to install a shed.

Dr. Akey was present and explained that his wife, Marion Akey could not be present and he provided a letter signed by her authorizing him to represent her.

Board members reviewed the letter and it was noted that it had not be notarized.

Jonathan Leer moved to accept the application. George Thompson seconded.

Board members agreed that the following stipulation be in place if the Case is approved. The applicant must provided a notarized letter authorizing Dr. Akey to represent the owner of the property Marion Akey.

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

Dr. Akey provided plans showing a shed which will be used to store outdoor equipment. He also noted that they have received DES Approval.

Chair Freed asked if anyone would like to speak in favor of the application.

Richard Pitman indicated that he had been involved in re-building the cottage and supported the building of a single storage shed.

No one spoke in opposition.

7:55PM: The Board went into deliberative session at this time and completed work sheets.

8:10PM Anthony DiMauro moved to grant a variance to Marion Akey (Case 15-01 with the stipulation stated previously. Jonathan Leer seconded. Voted in favor.

8:15PM CASE # 15-02 John and Charlotte Crowley have applied for a variance for property at 2 Ridge View Lane (Map 207 Lot 5) from Article II, Section 207.3 (side setback) and 207.4 (rear setback), and Article III, Section 305 (setback from water bodies) for rebuilding/replacing the home at the property.

John and Charlotte Crowley were present along with Tobin

Farwell .

Jonathan Leer moved to accept the application. Anthony DiMauro seconded. Voted in favor.

Mr. Farwell presented plans noting that the Crowleys wish to rebuild their home and they need a Shoreland Permit as well as a variance. The existing lot is a 17,000 square foot lot and the existing house is approximately 30 x 30 with a deck attached and a staircase going down. They are proposing to construct a new house with an attached garage. Currently the house is 40 feet from the water and the proposed house will be 40 1/2 feet from the water with no deck in front. The deck on the side will be slightly smaller.

Mr. Farwell noted that a boundary survey has been done and new architectural renderings have been done.

Mr. Farwell also noted that there will be less impervious surface after the project is completed. He added that a new septic system will also be installed.

Chair Freed asked if anyone would like to speak in favor of the application.

Mr. Crowley advised that Peter Telge, an abutter, had called and indicated his support.

Claude Levesque , an abutter, also expressed support of the application

Richard Pitman expressed support.

No one spoke in opposition.

8:25PM. The Board went into deliberative session and completed work sheets.

8:30PM Anthony DiMauro moved to grant a variance for Case 15-02. Jonathan Leer seconded. Voted in favor.

CASE # 15-03 John and Charlotte Crowley are requesting a Special Exception for property at 2 Ridge View Lane (Map207 Lot5) for use of a stairway per Section 210.1.G.

Anthony DiMauro moved to accept the application for a Special Exception. Jonathan Leer seconded. Voted in favor.

Joshua Freed questioned the material that will be used. Mr. Farwell replied that PVC products will be used for the pressure

treated decks and this passes
code.

No one spoke in favor or in opposition.

8:45 The Board went into deliberative session at this time and
completed work sheets.

Anthony DiMauro moved to grant a special exception for Case #
15-03, John and Charlotte Crowley. Jonathan Leer seconded.
Voted in favor.

The meeting was adjourned at 9PM.

Respectfully submitted
Jane Boucher Secretary
Pending Approval by the Board of Adjustment



OFFICE OF THE BOARD OF ADJUSTMENT
P.O. BOX 155
DEERFIELD, NEW HAMPSHIRE 3037

Public Notice

The Deerfield Zoning Board of Appeals will hold public hearings at the George B. White Building, 8 Raymond Road, Deerfield, NH 03037, on Tuesday, February 24, 2015, for the following applicants and times:

Time	Case #	Map#	Lot #	Details
7:30 PM	15-01	206	4	Marion Akey, 42 Dwinell Dr., Concord, NH, for property at 3 Scott Lane, Deerfield, NH, is requesting a variance from Article III, Section 305, "Set-back from Water Bodies", to install a shed.
7:45 PM	15-02	207	5	John & Charlotte Crowley, P.O. Box 640 Rye, NH 03870, for property at 2 Ridge View Lane, Deerfield, NH, are requesting a variance from Article II, Section 207.3 (side setback) and 207.4 (rear setback), and Article III, Section 305 (setback from water bodies) for rebuilding/replacing the home at the property.
8:00 PM	15-03	207	5	John & Charlotte Crowley, P.O. Box 640 Rye, NH 03870, for property at 2 Ridge View Lane, Deerfield, NH, are requesting a special exception for use of a stairway per Section 210.1 G.