

BOARD OF ADJUSTMENT
DEERFIELD, NEW HAMPSHIRE
JUNE 23, 2015

MINUTES OF MEETING

PRESENT: Board members Joshua Freed, George Thompson, Anthony DiMauro, Jonathan Leer, Paul Luciano. Alternate member Stephen Stephenson. Secretary Jane Boucher.

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

APPROVAL OF MINUTES

Anthony DiMauro moved to approve the minutes of May 26, 2015 as printed. Paul Luciano seconded. Voted in favor.

7:30 Chair Freed introduced members and explained procedure.

CASE # 15-04 MAURICE PRATTE

Maurice Pratte and his son were present.

Clerk Jonathan Leer read the Notice of Public Hearing by which Maurice Pratte, 199 Walnut Hill Ave. Manchester, NH has applied for a variance for property located at 3 Dukes Lane, Deerfield, NH from Article II Section 204.1 and Section 204.3.

George Thompson moved to accept Case #15-04. Anthony DiMauro seconded.

At this time Jonathan Leer recused himself as a voting member and Stephen Stephenson was appointed a voting member.

Anthony DiMauro was appointed Acting Clerk.

Chair Freed called for a vote on the motion to accept Case #15-04. Voted in favor.

Mr. Pratte explained that he would like to construct a deck 31 x 6 on front of the Dukes Lane home.

Paul Luciano asked where the septic was located. Mr. Pratte showed the location on the submitted plan.

Jonathan Leer, 5 Dukes Lane, referred to a letter sent by Cathy Leer noting the following concerns

1. Is there sufficient setback for proper access of emergency vehicles i.e. fire engines, similar vehicles, to my house (5 Dukes Lane).(especially is cars are parked in this area?)
2. Is there sufficient setback for proper plowing of the road in the winter to allow full access of emergency and regular vehicle traffic including delivery or service vehicles to #4 and # 5 Dukes Lane?

Paul Luciano expressed concern regarding build up and removal of snow.

Joshua Freed noted that snow removal is the responsibility of homeowners and it is not the ZBA's place to place any restrictions or requirements.

Jonathan Leer advised that he had spoken to Fire Chief Mark Tibbetts who did visit the site. Mr. Tibbetts advised that there was not problem with emergency vehicles accessing the area. He also said that existing trees did not pose a problem.

7:50PM The Board went into deliberative session at this time.

Stephen Stephenson questioned how this might effect any abutter who may wish to expand.

It was noted that the Board cannot set a precedent.

Board members completed work sheets.

8PM Anthony DiMauro moved and George Thompson seconded to GRANT a variance to Maurice Pratte for property located at 3 Dukes Lane, Deerfield, NH. (Case # 15-04). Voted in favor.

8:15PM The meeting was adjourned.

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