

BOARD OF ADJUSTMENT
DEERFIELD, NEW HAMPSHIRE
JULY 26, 2016

MINUTES OF MEETING

PRESENT; Board members Joshua Freed, George Thompson, Jonathan Leer, Stephen Stephenson, Anthony DiMauro. Alternate Harry Hotaling. Secretary Jane Boucher.

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

APPROVAL OF MINUTES

Jonathan Leer moved to approve the minutes of May 24, 2016 as printed. George Thompson seconded. Voted in favor.

OTHER BUSINESS

George Thompson referred to a decision by Carroll County Superior Court regarding e-mails distributed among town officials may constitute illegal, unposted meetings.

Chair Freed recessed the meeting for 10minutes.

7:30 Clerk Jonathan Leer read the notice of public hearing for Case # 16-04 Map 207 Lot 21: Donald Jsirandanis Living Trust, 7 Loon Ledge, Deerfield, NH for property at same address is for the purpose of building a new home, requesting a variance from Article II, Section 204.1 (setback from front and side boundaries and Article II Section 302 and 305 (set backs from water bodies) and

Case # 16-05 Map 207 Lot 20: Scott and Maryann Fisher, 56 North Road, Deerfield for property on 6 Loon Ledge, Deerfield, is for the purpose of building a home, requesting a variance from Article II. 204.1 (setback from front and side boundaries) and Article III Section 302 (setbacks from water bodies).

Chair Freed explained procedure.

Case # 16-04 Donald Jsirandanis
Tobin Farwell, Donald Jsirandanis, David Whatmough and several abutters were present.

Anthony DiMauro moved to accept Case #16-04. Stephen Stephenson seconded. Voted in favor.

Tobin Farwell presented plans noting that it was a 15,000 square foot lot , 75 feet from the water body and 37 1/2 feet from side yard setback. Mr. Farwell said the intent is to raze the extending building and construct a new home maintaining as much buffer as they can. He added that they are proposing a new septic system and new well.

George Thompson commented that the map Mr. Farwell was referring to was not the same as what had been submitted to the Board. Mr. Farwell noted that he did modify the map, adding more information and will leave the updated map for the ZBA file.

Mr. Farwell said that this will require Shoreline Approval and Planning Board approval.

Joshua Freed questioned the existing foundation. David Whatmough replied it was currently a crawl space and a cross walk is proposed for the new building.

Mr. Freed also questioned the proposed well and its construction. Mr. Farwell replied that hale bales and silt fencing will be used.

Tobin Farwell advised that the new side setbacks will be 28.8 ft, 26.4 and 37.3 from the center line of right of way.

Joshua Freed asked if anyone would like to speak in favor or in opposition to the application.

Ann Robinson, an abutter, said she would like to see a copy of the plan. Chair Freed said that she was welcome to come up front and look at the plan. She replied that she would like to have one for herself. Chair Freed said that would be up to the applicant.

Ms. Robinson voiced concern regarding the location of the septic system and leach field.

Chair Freed replied that the septic system would need State Approval.

Ms. Robinson looked at the plan. Mr. Farwell explained where the septic system would be located.

Ms. Robinson noted that there had been a fence separating her property and said that she would like to see another fence erected.

Mr. Jsirandanis said that he would replace the fence.

Chair Freed said that as long as the applicant is in agreement the Board could list the fence as a stipulation.

Linda Piche, an abutter, questioned if the new home will affect her view. Mr. Farwell showed Ms. Piche the location of the proposed home.

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8:05PM The Board went into deliberative session at this time.

Anthony DiMauro questioned if a stipulation should be added requesting adding some requirements regarding the well.

George Thompson noted that he would not be comfortable voting for a stipulation requiring erection of a fence, as that was not under the jurisdiction of the ZBA and he would not be in favor of adding a stipulation requiring gutters.

Board members agreed with Mr. Thompson that no stipulations be added.

Board members completed work sheets at this time.

8:20PM The Board came out of deliberative session. Anthony DiMauro moved to grant a variance to Donald Jsirandanis for property located at 7 Loon Ledge (Map 207 Lot 21). Case #16-04. Jonathan Leer seconded. Voted in favor.

CASE #16-05 SCOTT AND MARYANN FISHER
Tobin Farwell, David Whatmough and several abutters were present.

Anthony DiMauro moved to accept Case #16-05. Stephen Stephenson seconded.

Board members reviewed the proposed plan noting that dimensions had been added to the plan Mr. Farwell presented this evening.

It was noted that the Notice of Public Hearing was incorrect and Case #16-04 Should have referred to Article II Section 204.1 and Article III Section 302 and 305. The application included the correct Articles and Sections. The letter received from the Building Inspector was incorrect.

It was also noted that the Notice of Public Hearing was incorrect of Case #16-05. The application was correct noting requests for variances from Section 204.1 and Article III Section 302.

Anthony DiMauro moved to amend his motion to accept Case #16-05 for a variance from Section 204.1 and Article III Section 302. Stephen Stephenson seconded. Voted in favor.

Mr. Farwell agreed that the plan he was presenting be used for the official ZBA record.

Tobin Farwell said the intent is to remove the existing house and maximize the footprint currently there . By doing that they will square off the shoulders that are on the southeast and

southwest of the existing building. The plan also shows a garage under the proposed home.

Mr. Farwell also noted that the existing garage will remain.

Tobin Farwell also said that the application has applied for and received a Shoreline Permit for the location. He added that this property does have a approved septic plan and a new well will be constructed.

Larry Piche, an abutter, expressed concern regarding the proposed home and the fact that it will take away their view of the lake and asked if there was any possibility of reversing the location.

Mr. Farwell said that they cannot move the house or septic.

Ann Robinson questioned what the square foot dimension of the existing house. Mr. Farwell replied 705 square feet. The proposed home will be 763 square feet.

9PM The Board went into deliberative session at this time.

During discussion, the Board questioned the size of the existing garage.

Jonathan Leer moved to go out of deliberative session. George Thompson seconded. Voted in favor.

Mr. Farwell noted that the existing garage is 16 x 24 and the new garage will be 20 x 26.

9:05 The Board went back into deliberative session and completed work sheets.

9:10 Anthony DiMauro moved to grant a variance to Scott and Maryann Fisher for property located at 6 Loon Ledge (Map 207 Lot 20). Jonathan Leer seconded. Voted in favor.

The meeting was adjourned at 9:15PM.

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