

BOARD OF ADJUSTMENT
DEERFIELD, NEW HAMPSHIRE
OCTOBER 25, 2016

MINUTES OF MEETING

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

7:20PM Chair Joshua Freed called the meeting to order.

APPROVAL OF MINUTES

Anthony DiMauro moved to approve the minutes of September 27, 2016 as printed. Jonathan Leer seconded. Voted in favor.

7:30PM CASE # 16-08 ERIK AND JESSICA CHRISTOPHERSON
Erik and Jessica Christopherson were present.

Erik and Jessica Christopherson, 195 Mount Delight Road, Deerfield, NH, for property at same address, are requesting an Equitable Waiver under RSA 674:33-a for a garage that has been erected in violation of setback requirements in the Town Zoning Ordinance. (Map 422 Lot 25.2)

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

Chair Freed explained procedure.

Mr. Christopherson said he had contracted Randy Collins to build a garage on his property in early July, 2016. They selected a location at the time and Mr. Christopherson noted that he trusted Mr. Collins because of his professional experience to put it in the correct place. At the end of August, after construction had begun, their neighbor came forward and asked if they knew where the property line was located. She indicated, at that time, that it appeared that the structure was not located 37 1/2 feet from the property line.

Mr. Christopherson said he called Mr. Collins who came out to the site and spoke with the neighbor and showed her paperwork that he felt provided the correct setbacks. Building Inspector Richard Pelletier came out the next day and inspected the site. Mrs. Schirl, the neighbor, recently had her property surveyed and the survey showed the distance was 27 feet.

Richard Pelletier suggested that they get a foundation certification, which they did, and confirmed that it was 27 feet. At that point Mr. Pelletier suggested that they appeal for an Equitable Waiver.

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Joshua Freed asked if the contractor had applied for a Building Permit. Mr. Christopherson replied that he based his plan on the Tax Map, which they have since found is incorrect.

Mr. Christopherson provided a copy of the septic design for the Board's review.

Anthony DiMauro questioned the location of the shed on the property. Mr. Christopherson said that the shed is 10 feet from the property line, which Richard Pelletier confirmed was okay.

Anthony DiMauro moved to grant an Equitable Waiver to Erik and Jessica Christopherson for property on Mount Delight Road. Jonathan Leer seconded. Voted in favor.

Chair Freed suggested that, once they receive the Decision of the Board, Mr. and Mrs. Christopherson consider having it recorded.

The meeting was adjourned at 7:45PM.

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