

ZONING BOARD OF ADJUSTMENT

TOWN OF BARNSTEAD

TOWN HALL

April 15, 2019 @7:00 P.M.

MINUTES

CALL TO ORDER: David Brown, Chair called the meeting to order at 7:00 P.M.

ROLL CALL: David Brown, Chair, Thomas McCarthy, Vice Chairman, Rick Duane - Member, Steve Vail - Member, Gary Mullen - Member, Mary Clarke - Alternate, Paula Penney - Select Board Representative, Joanie Foss - Alternate/ Recording Secretary

Case No. 0319-251: Matthew & Christine Redd of 199 Narrows Road, Map 27 Lot 10 is requesting a variance to **Article 4 Section 4-2.07** of the **Town of Barnstead Zoning Ordinance(s)** which states **“There must be fifty (50) feet between the nearest edge of any building and the high water line. There must be a least two hundred (200) feet of shoreline frontage for each dwelling unit. Shoreline frontage shall be measured from side boundary to side boundary along a straight line or a series of fifty (50) foot lines where the lot meets a body of water at the high water line. To allow as a matter of right an open deck up to 8 feet wide from all shoreline lots”**. This variance, if allowed, would permit the owner to construct a 12 x 12 deck on the right side of the house. Chair Brown explained the procedures to be followed in review of the proposal. First the applicant will make a presentation on the proposed project, and then there would be the opportunity for questions from the ZBA. Chair Brown asked Mr. Redd to present his application. Mr. Redd explained that the property in question was purchased as a seasonal summer cottage and in the process of improving the property in addition to adding a new septic and well would like to build a 12 x 12 desk off the current screened in porch. The pre-existing house was built prior to the current zoning regulations. There would be no obstruction of views and separation eliminates negative impact to neighbors’ private space. Chair Brown asked for questions/discussion from the Board. T. McCarthy asked where the hardship was, R. Duane explained that the ZBA grants variances based on hardship and in this case no hardship is obvious. With no hardship found, T. McCarthy motioned to approve the application as written, S. Vail seconded the motion. Chair Brown called the vote and the Board voted unanimously to deny the variance as presented. D. Brown suggested to Mr. Redd that he could potentially build an 8 foot deck on two sides, barring approval from DES on the shoreline side. The Chair noted that there is a 30 day appeal period on the decision.

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS: R. Duane proposed a question be put on the ballot to amend **Article 4 Section 4-2.07** of the **Town of Barnstead Zoning Ordinance(s)** to read **“To allow as a matter of right an open deck up to 10 feet wide from all shoreline lots”** to align with the states regulation.

MINUTES: R. Duane made a motion to approve the minutes of March 18, 2019 this was seconded by G. Mullen. The motion was passed unanimously.

ADJOURNMENT: G. Mullen made a motion to adjourn the meeting, M. Clarke seconded the motion. The motion passed unanimously.

Chair Brown adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Joanie Foss
Recording Secretary