

ZONING BOARD OF ADJUSTMENT

TOWN OF BARNSTEAD

TOWN HALL

May 20, 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, Rick Duane - Member, Gary Mullen - Member, Paula Penney - Select Board Representative, Joanie Foss - Alternate/ Recording Secretary. Absent: Steve Vail - Member, Gary Mullen - Member, Mary Clarke - Alternate

Case No. 0419-252: MaryJane & Gerald Dascoli of 1414 Suncook Valley Road, Map 14, Lot 17 is requesting a variance to **Article 4, Section(s) 4-2.03, Frontage;** which states **“Every building lot shall have a minimum lot frontage of Two Hundred (200) contiguous feet on a road”**. If this variance is granted, the property owners will then return to the Planning Board to continue with a minor sub-division request. If this application is deemed complete and accurate, a public hearing will be held. 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 Mrs. Dascoli to present her application. Mrs. Dascoli explained that she and her husband will be deeding a 2 ½ - 5 acre lot to their son and girlfriend for a modular home. The Dascoli’s concern is they feel they do not have the needed 200 feet of road frontage for that lot. Mrs. Dascoli noted that Kimberly Boone, her neighbor and abutter to this property, has already stated she will grant the Dascolis’ son an easement to his lot. In review of their survey, R. Duane noted that the Dascoli’s have 488 feet of road frontage, more than enough, and suggested reconfiguring the sub-division request to give each parcel of land 200+ feet of road frontage to make two conforming lots.

PUBLIC HEARING: Chair Brown opened the public hearing on the application at 7:18 p.m. He called for testimony from abutters and interested parties. Nancy Carr requested to see the survey map to confirm the road frontage. Kimberly Boone, neighbor, expressed support for the proposed application. Chair Brown asked if there were further questions from the Board, hearing none Chair Brown closed the public hearing at 7:25pm.

With no further discussion by the Board, R. Duane’s suggestion was deemed acceptable by Mrs. Dascoli so therefore a variance will not be required. Mrs. Dascoli will return to the Planning Board to continue with a minor sub-division request.

CORRESPONDENCE: The ZBA received notice that the Board of Selectmen is convening a Solar Committee and is petitioning one member from each of the following groups: Planning Board, Zoning Board, Economic Development, Conservation Commission, and Budget Committee. R. Duane made a motion to nominate S. Vail to represent the Zoning Board, P. Penney seconded the motion. The motion passed unanimously.

OLD BUSINESS: None

NEW BUSINESS: Mark and Ronald DeAngelis came forward for a consultation on building a garage, they will submit their application to the Planning Board.

MINUTES: R. Duane made a motion to approve the minutes of April 15, 2019, seconded by G. Mullen, the motion passed unanimously.

ADJOURNMENT: P. Penney made a motion to adjourn the meeting, J. Foss seconded the motion, the motion passed unanimously.

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

Respectfully submitted,

Joanie Foss
Recording Secretary