

ZONING BOARD OF ADJUSTMENT

TOWN OF BARNSTEAD

TOWN HALL

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

Case No. 0519-253: Kara Simpson-Barrett, 56 Dalton Dr., Tax Map 49 Lot 13 is requesting a **variance** to the **Town of Barnstead Zoning Ordinance, Article 4, and Section 4-2.04** which states **“Buildings must set back fifty (50) feet from a right-of-way.”** If granted, this variance would allow the property owners to build a 24’ x 24’ garage on her property. 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 Ms. Simpson-Barrett to present her application. Ms. Simpson-Barrett explained that due to the existing home location on their lot there is not enough room without gaining the 4 foot variance to place the garage so it will be aesthetically pleasing. Ms. Simpson-Barrett reviewed the five criteria for the variance 1) garage will be built to complement existing home and maximizes property value; 2) no additional tree screen between neighbors will be removed. All trees along front of property will remain as well. No views will be compromised; 3) all existing neighbors will get to keep their natural privacy walls and in addition gain more privacy after garage is complete; 4) there will be no increase of road traffic, still ample room for fire rescue operations, it will not be adding to the population; 5) the location of the garage would block the window in our kitchen and would create an awkward building line, creating an unsightly appearance. Chair Brown asked for questions from the Board, S. Vail asked if the requestor knew the final building height, she did not. M. Clarke asked if the garage would be used for anything but storage, the requestor said no.

PUBLIC HEARING: Chair Brown opened the public hearing on the application at 7:15 p.m. He called for testimony from abutters and interested parties. Abutters present expressed concern about the entryway of the garage, when told the entryway would be coming in off Dalton Drive their concerns were alleviated. The abutters also asked what the towns policies were if the property owner decided to put a business in the garage, R. Duane explained that would be an issue that would need to go before the Locke Lake Association not the town. Chair Brown asked if there were further questions from the Board, hearing none Chair Brown closed the public hearing at 7:20pm.

R. Duane requested a motion to approve the application as read, M. Clarke requested a sub-motion to add to the variance that the garage cannot be used for purposes other than storage; R. Duane seconded the sub-motion, the Board voted down the request. With no further discussion by the Board, R. Duane requested a motion to approve the application as read, P. Penney seconded the motion. Chair Brown called the vote and the Board voted 5-1 to accept the application as presented. The Chair noted that there is a 30 day appeal period on the decision.

CORRESPONDENCE: The ZBA received notice of an upcoming workshop “The Right-to-Know Law and Governmental Records”. The workshop will be held August 6 at the Moultonborough Safety Complex, if you are interested in attending contact D. Brown.

OLD BUSINESS: None

NEW BUSINESS: None

MINUTES: R. Duane made a motion to approve the minutes of May 20, 2019 this was seconded by S. Vail. The motion was passed unanimously.

ADJOURNMENT: P. Penney made a motion to adjourn the meeting, S. Vail seconded the motion. The motion passed unanimously.

Chair Brown adjourned the meeting at 7:25 p.m.

Respectfully submitted,

Joanie Foss
Recording Secretary