

ZONING BOARD OF ADJUSTMENT

TOWN OF BARNSTEAD

TOWN HALL

November 16, 2020 @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, Mary Clarke – Alternate, Steve Vail – Member, Gary Madden - Select Board Representative, Joanie Foss – Alternate/Recording Secretary

CASE No. 1020-261: Gregory Bird, of 124 Ridge Rd, Map 29 Lot 29, is requesting a variance to **Article 4, Section 4-2.04**, of the Town of Barnstead Zoning Ordinances. **Article 4, Section 4-2.04** entitled Front Yard states “Building must set back fifty (50) feet from a right-of-way”. If this variance is granted, the property owners plan to construct a driveway, and 1,825 sq. ft. garage, and replace the existing aging septic system. Chair Brown requested the alternates stand in as members to reach a quorum. 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. Chris Guida from Fieldstone Land Consultants, PLLC presented for Mr. Bird. Mr. Guida explained that Mr. Bird proposes to construct a driveway and 1,825 square foot garage with multi-purpose room on the existing lot of record 29-29 as an accessory structure in support of Lot 29-19 located across Ridge Road also owned by Mr. Bird. In addition a state-approved septic system will be constructed to replace the existing system located on Lot 29-29 as part of the proposal. A proposed driveway has been designed to prevent storm water runoff directly to the right-of-way. A Shoreland Permit has been approved for the proposed project by NH DES. The nature of the lot presents a unique hardship based upon the steep terrain and the proximity of wetlands southwest of the site. Review of five criteria: 1) the proposed project will increase the value of the property, while maintaining the residential use congruent with the area; 2) will not change the overall character of the neighborhood; 3) will have no negative affect on the environment or the general public; 4) the project proposes site improvements similar to adjacent properties; 5) the proposed project is in keeping with the aesthetic and function of other houses in the neighborhood. Chair Brown asked for questions/comments from the Board members. M. Clarke ask if a property line survey was done, Mr. Guida responded yes. M. Clarke expressed concern that the property owner could very easily turn this building into a home. Mr. Bird stated that this structure was to be used only as a game room/home office. Chair Brown suggested merging Lots 29-29 and Lots 29-19, Mr. Bird stated he would take this suggestion under advisement.

PUBLIC HEARING: Chair Brown opened the public hearing on the application at 7:34 P.M. He called from testimony from abutters and interested parties, hearing none Chair Brown asked if there were further questions from the Board, hearing none Chair Brown closed the public hearing at 7:36.

S. Vail made a motion to approve the variance as read, a suggestion was made to amend the motion to read “a condition of approval would require the merging of the lots”. After further debate G. Madden

seconded the original motion. Chair Brown called the vote and the Board voted 3-1 to accept the application. The Chair noted that there is a 30 day appeal period on the decision.

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS: Randy Fellbaum came forward for guidance on an upcoming variance request.

MINUTES: S. Vail made a motion to approve the minutes of September 14, 2020, M. Clarke seconded the motion. The motion was passed unanimously.

ADJOURNMENT: M. Clarke made a motion to adjourn the meeting, G. Madden seconded the motion. The motion passed unanimously. Chair Brown adjourned the meeting at 8:15 P.M.

Respectfully submitted,

Joanie Foss
Recording Secretary