

ZONING BOARD OF ADJUSTMENT

TOWN OF BARNSTEAD

TOWN HALL

Monday, July 17, 2023 @7:00 P.M.

MINUTES

CALL TO ORDER: David Brown, Chair called the meeting to order at 7:01 P.M.

ROLL CALL: David Brown – Chair, Dean Diemdownicz - Member, Paula Penney - Select Board Representative, Mary Clarke - Member, Joanie Foss – Alternate/Recording Secretary

Absent: Jared Hanselman - Member

CASE No. 0523-289: Eric and Sabre Strout of 346 Peacham Road, Map 37, Lot 8, is requesting a special exception to **Article 4, Section 4-3: Accessory Dwelling Units** of the Town of Barnstead Zoning Ordinances. **Article 4, Section 4-3** states “An accessory dwelling unit shall be permitted in all zoning districts that permit single family dwellings following approval of a special exception by the Zoning Board of Adjustment.” If this special exception is granted, the property owners request permission for their family member to reside in a private unattached dwelling unit. 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 Board. Chair Brown requested the alternate stand in as a member to reach a quorum. Sabre Strout presented by explaining that they want to add a detached ADU for parents to live who currently live in the primary residence. In review of the criteria: the ADU will be used as a primary residence for the parents; the lot area is already cleared and the driveway is already established; the area can accommodate an additional septic without impact. P. Penney asked if the septic had been approved, S. Strout responded yes. M. Clarke asked about a well, S. Strout responded that there are two wells on the property.

PUBLIC HEARING: Chair Brown opened the public hearing on the application at 7:08 P.M. He called for testimony from abutters and interested parties. Present abutters stated they had no issues with the building of the ADU, Chair Brown asked if there were questions from the Board, hearing none Chair Brown closed the public hearing at 7:10.

P. Penney requested a motion to accept the application for a special exception as submitted. M. Clarke seconded the motion. Chair Brown called the vote and the Board voted unanimously to accept the application for a special exception. The Chair noted that there is a 30 day appeal period on the decision.

CASE No. 0523-290: Brandyn and Miranda Boynton owner of 362 North Barnstead Road, Map 46 Lot 6, requests a variance **SECTION 4-2: OTHER LOT REQUIREMENTS 4-2.08 Wetland Lots:** There must be fifty (50) feet between the nearest edge of any building and the high water line of any fire pond, pond, river, stream, brook or other wetland as defined in Article 2. (Added 3/13/18) If a variance is granted, the applicant proposes to build a “2 car detached garage” and the application states “current plans are within

21'1" of the small brook that set out property border". 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 Board. Chair Brown requested the alternate stand in as a member to reach a quorum. The Boynton's presented by explaining they want to build a 24' X 26' detached garage. In review of the criteria: the garage will be built with materials to match the house and done tastefully, allowing fewer vehicles to be parked in the driveway, improving curb appeal and uniformity; the garage will increase property values and will not interfere with surrounding properties as they are undeveloped; will not interfere with light, air or views of the lake by abutting neighbors. The Boynton's went on to explain that due to the small nature of the lot there is nowhere else to erect a detached garage due to the setback requirements. D. Diemdowicz suggested positioning the garage at a slight angle. Chair Brown suggested moving it closer to the driveway. Board members expressed concerns about the small brook overflowing, the Boynton's stated that the brook has never risen to the level of an existing shed and the proposed garage would sit even further away from the brook.

PUBLIC HEARING: Chair Brown opened the public hearing on the application at 7:21 P.M. He called for testimony from abutters and interested parties. Present abutters stated they had no issues with the building of the garage, Chair Brown asked if there were questions from the Board, hearing none Chair Brown closed the public hearing at 7:23.

D. Diemdowicz requested a motion to accept the application as written with the exception of changing the setback request from 21.1' to 25'. P. Penney seconded the motion. Chair Brown called the vote and the Board voted unanimously to accept the application. The Chair noted that there is a 30 day appeal period on the decision.

CASE No. 0623-297: Rheal St. Germain of 66 Narrows Road, Map 10, Lot 3, is requesting a special exception to **Article 4, Section 4-3: Accessory Dwelling Units** of the Town of Barnstead Zoning Ordinances. **Article 4, Section 4-3 states "An accessory dwelling unit shall be permitted in all zoning districts that permit single family dwellings following approval of a special exception by the Zoning Board of Adjustment."** If this special exception is granted, the property owners request permission to build an ADU above their existing garage. 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 Board. Chair Brown requested the alternate stand in as a member to reach a quorum. Rheal St. Germain presented by explaining they want to build an ADU above the existing garage. In review of the criteria: the ADU will be above the pre-existing structure with no changes to the land; the garage was built with its own two bedroom septic system with the intent of a future ADU. R. St. Germain explained that the structure is already in place and all the utilities are in place. P. Penney asked if it is a shared well, R. St. Germain stated yes.

PUBLIC HEARING: Chair Brown opened the public hearing on the application at 7:34 P.M. He called for testimony from abutters and interested parties. Present abutters stated they had no issues with the building of the ADU, Chair Brown asked if there were questions from the Board, hearing none Chair Brown closed the public hearing at 7:35.

M. Clarke requested a motion to accept the application for a special exception as submitted. D. Diemdowicz seconded the motion. Chair Brown called the vote and the Board voted unanimously to accept the application for a special exception. The Chair noted that there is a 30 day appeal period on the decision.

OLD BUSINESS: None

NEW BUSINESS: None

CORRESPONDENCE: None

MINUTES: M. Clarke made a motion to approve the minutes of June 19, 2023. P. Penney seconded the motion. The motion passed unanimously.

ADJOURNMENT: D. Diemdowicz made a motion to adjourn the meeting. P. Penny seconded the motion. The motion passed unanimously. Chair Brown adjourned the meeting at 7:45 P.M.

Respectfully submitted,

Joanie Foss
Recording Secretary