

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**  
**BOARD OF ADJUSTMENT**  
**Meeting Minutes**  
**April 7, 2015**

**Present:** Chairman Sawyer, Members Belletete, Cournoyer, Dodge, Tieger and Webber

**Absent:**

**Staff:** Recording Secretary Lemire

**MEETING MINUTES APPROVAL**

On a motion by Cournoyer, seconded by Webber the minutes for the March 3, 2015 meeting were approved as submitted. (5-0-1) Member Belletete abstained.

**PUBLIC HEARING**

Chairman Sawyer called the public hearing to order at 7:30 p.m. Notice of hearing for case No. ZBA 15-02 as advertised in the *Monadnock Ledger-Transcript*; copies were posted in the Town Office building, the Library and the town web site; copies were sent to the Planning Board, the Conservation Commission, and the Board of Selectmen; and notice of hearing was sent by certified mail to all abutters whose names were provided by the applicants.

**Public Hearing - New Items**

1. ZBA 15-02 Banghart III, James 455 Thorndike Pond Rd., Map 234 / Lot 14; Zone: Rural (without town water)

Variance – The applicant proposes a variance to move a previously approved building footprint ten feet easterly away from Thorndike Pond and closer to the adjacent wetlands. (Land Use Code, Section VII, 7.2.1, Wetlands Conservation District XX, 20.5.2)

Presentation: Jack Belletete

Appearance:

Mr. Belletete had appeared before the board in November of 2014 to ask for two variances; one from the shoreland and one from the wetland. Both were granted however the State (DES) denied the applicant from converting an existing deck on the shoreland side of the property into living space and requested that the footprint be moved back ten feet in an easterly direction (toward the wetland and away from the pond). This change requires a new ZBA application.

Chairman Sawyer asked how much closer the proposed building will be to the wetland. Mr. Belletete measured the plan and stated it was previously forty-two feet into the wetland buffer and with the change it will now be thirty-two feet into the wetland buffer.

Mr. Belletete was asked about the septic and well. He stated that the septic is outside of the wetlands area and it will be a pump system redesigned for the new house. The well will be located next to the house. Construction of the house will require the cutting of one tree and the residence will be year round.

Jaffrey resident Ms. Janet Grant asked if the board had the opportunity to read the DES report. The report is very specific and Ms. Grant would like to know who follows up on their requirements; does DES or the ZBA? Mr. Belletete stated that DES has the right to check on it at any time and the Building Inspector will ensure that the building is placed in the appropriate location according to the plan and that proper erosion

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control is put in. Ms. Grant asked whose responsibility is it to follow the code that is now set out. Mr. Belletete replied that it is his responsibility to follow the specifications set out by the State.

On a motion by Dodge, seconded by Tieger the board unanimously waived the site visit.

**There being no further discussion, Chairman Sawyer closed the public hearing for this item.**

**DECISION**

1. ZBA 15-02 Banghart III, James 455 Thorndike Pond Rd., Map 234 / Lot 14; Zone: Rural (without town water)

Variance – The applicant proposes a variance to move a previously approved building footprint ten feet easterly away from Thorndike Pond and closer to the adjacent wetlands. (Land Use Code, Section VII, 7.2.1, Wetlands Conservation District XX, 20.5.2)

On a motion by Dodge, seconded by Tieger the application proposing to move a previously approved building footprint ten feet easterly away from Thorndike Pond and thirty-two feet into the adjacent wetland buffer was granted as per the plan presented and per testimony given. (5-0)

*Decisions of the Zoning Board of Adjustment are subject to a 30-day appeal period for rehearing.*

**OTHER BUSINESS**

None

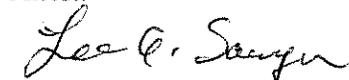
**ADJOURNMENT**

The meeting adjourned at 7:50 p.m.

Submitted:

  
Erlene R. Lemire  
Recording Secretary

Attest:

  
Lee A. Sawyer  
Chairman  
Jaffrey Zoning Board of Adjustment