

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**  
**BOARD OF ADJUSTMENT**  
**Meeting Minutes**  
**June 19, 2012**

**Present:** Chairman Sawyer, Members Dodge and Webber

**Absent:** Members Belletete and Campbell

**Staff:** Recording Secretary Lemire

**MEETING MINUTES APPROVAL**

On a motion by Dodge seconded by Webber, the minutes for the May 1, 2012 meeting were approved as submitted. (3-0)

**PUBLIC HEARING**

Chairman Sawyer called the public hearing to order at 7:30 p.m. The rules of procedure were read aloud. Notice of hearing for case No. ZBA 12-05 as advertised in the *Monadnock Ledger-Transcript*; copies were posted in the Town Office building and the Library; 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.

On a motion by Webber, seconded by Dodge the board determined that the application was not one of regional impact. (3-0)

**Public Hearing - New Items**

1. ZBA 12-05 Tieger, Marc, 18 Bradley Ct., Map 238 / Lot 161.1, Zone: Residence A (with town water)

Variance - The applicant proposes to construct a two car garage with less than the required front and side setbacks. (Zoning Ordinance, Section V, 5.1)

Presentation: Marc Tieger

Appearance:

Prior to the presentation it was brought to Chairman Sawyer's attention that one abutter had been overlooked and not notified. Mr. Tieger did submit a letter from the abutter, Ms. Anne Griffin, stating that she was aware of the project and did not have any issues.

Mr. Tieger is proposing to construct a two car garage with storage above at his Bradley Court. residence. The proposed garage will not extend beyond the front of the house however it will extend an additional nine feet into the already encroached upon side setback. The final distance between the side property line and the garage will be six feet, eight inches. Mr. Tieger pointed out that Bradley Ct. became a town road around 1926 and all of the houses pre-date zoning. Any property wishing to expand will need to seek relief from the town. Member Webber asked for the size of the garage. Mr. Tieger estimated 24 x 22.

Mr. Tieger stated that he sent letters to all of his abutters notifying them of his plan and specifically noted to the Busher's that he was concerned that the new garage would create an additional run-off situation onto their property. In an attempt to avoid any problems Mr. Tieger will place the gable end on the end; not the side.

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Abutter, Mrs. Busher asked how the snow removal will be handled. There had been an incident where the stone wall that separates their properties was damaged as a result of the plows and she is concerned that with less space for snow it will become an even bigger problem. Mr. Tieger stated that the town plows the road and then Mark Niemela plows his driveway. All of the snow will go in the same place as it does currently which is at the end of his driveway along the property line between himself and Busher. The only difference is that the additional nine feet to the side will be paved instead of lawn and if need be the snow will be removed. Chairman Sawyer feels Mrs. Busher's concern is a town issue and not one of Mr. Tieger's.

Member Webber asked how far the Busher home is from the property line. Mr. Tieger estimated forty or fifty feet. The area between the Busher house and the property line consists of grass and driveway.

The board decided to make a site visit. The meeting was recessed at 7:45 p.m. and reconvened at 8:10 p.m.

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

**Public Hearing - Continued**

None

**DECISION**

1. ZBA 12-05 Tieger, Marc, 18 Bradley Ct., Map 234 / Lot 25, Zone: Residence A (with town water)

Variance - The applicant proposes to construct a two car garage with less than the required front and side setbacks. (Zoning Ordinance, Section V, 5.1)

On a motion by Dodge, seconded by Webber the application to construct a two car garage with less than the required front and side setbacks was approved as submitted and per testimony given. (3-0)

**OTHER BUSINESS**

None

**ADJOURNMENT**

The meeting recessed at 7:45 p.m., reconvened at 8:00 p.m. and adjourned at 8:22 p.m.

Submitted:

Attest:

Erlene R. Lemire  
Recording Secretary

Lee A. Sawyer  
Chairman  
Jaffrey Zoning Board of Adjustment

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