

TOWN OF JAFFREY
Jaffrey, New Hampshire
BOARD OF ADJUSTMENT
Meeting Minutes
May 1, 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 April 3, 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 12-04 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.

Public Hearing - New Items

1. ZBA 12-04 Landis, Hugh, 236 Sanders Rd., Map 251 / Lot 13; Zone: Rural (without town water)

Variance - The applicant proposes to construct a workshop with less than the required setbacks. (Zoning Ordinance, Section V, 5.1)

Presentation: Hugh Landis

Appearance:

By unanimous vote the board determined no regional impact.

Mr. Landis is asking to construct a 24 x 32 foot (approximate inside measurements) workshop on his property. The size of the workshop is dictated by the size of the (wood working) machinery that will be housed in it. Mr. Landis has been a cabinet maker for 12-14 years and he has been renting space in Temple however the building is being sold. He would like to move his work to his property in Jaffrey.

Mr. Landis explained that between Sanders Rd. and the stream that runs across his property he has about one hundred feet leaving him with limited area for the workshop. He would like to split the difference between the road (front) and the stream. Side setbacks are not an issue. During the construction all precautions deemed appropriate to protect the stream will be adhered to. Sketches were distributed to the board. Mr. Landis does not expect any impact on the stream from the construction. Part of his rationale for wanting a building is that he feels having a cement floor is a big improvement for wetlands protection when doing oil changes on his machinery. Any little spill outdoors could not be contained.

Member Dodge asked if there would be a plan in place to capture any spills. Mr. Landis stated that he plans to slope an area one to two inches and put in a small one to two gallon trap that he will clean out as needed.

Chairman Sawyer asked if there was any way to turn the proposed building ninety degrees and gain eight feet. Mr. Landis stated that there is no electricity on Sanders Rd. therefore he would like to use as much

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photovoltaic's as possible to charge the battery bank. He will have a generator for running the machines and that will charge the bank as well. Orientation is critical; loss of light means he has to replace that with electricity.

Member Dodge asked if the structure would be attached or detached from the house. Mr. Landis stated it would be detached.

Member Dodge stated that the advertisement did not mention setback from the wetlands although his application did. Member Webber asked if anyone from Conservation had commented on the application. Recording Secretary Lemire stated they had not. Chairman Sawyer asked Mr. Landis if he had contacted his neighbors about his project. Mr. Landis replied that he had managed to contact all except for Del Rossi Construction. No one was opposed. The board agreed to move forward with the application.

Ms. Deborah Kaiser-Strong was representing her cousin Bob Strong who is an abutter and he is in favor of granting the request.

Ms. Birgit Johanson spoke in favor of the project stating that they are good stewards of the land and they are very careful with everything that they do.

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

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

Public Hearing - Continued

None

DECISION

1. ZBA 12-04 Landis, Hugh, 236 Sanders Rd., Map 251 / Lot 3; Zone: Rural (without town water)

Variance - The applicant proposes to construct a workshop with less than the required setbacks. (Zoning Ordinance, Section V, 5.1)

On a motion by Dodge, seconded by Webber the application to construct a workshop at a distance of no less than thirty four feet from the road (front setback) was approved as submitted and per testimony given. (3-0)

On a motion by Dodge, seconded by Webber the application to construct a workshop at a distance of no less than thirty three feet from the stream was approved as submitted and per testimony given. (3-0)

OTHER BUSINESS

None

ADJOURNMENT

The meeting adjourned at

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7:49 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.