

Effingham Zoning Board of Adjustment Meeting Minutes June 5, 2013

- 5 Present: Tim White, Mike Cahalane, Jory Augenti, Fran Marchand
Absent: Jim Pittman
Others Present: Brian Thompson, Thomas Perry
Minutes prepared by Barbara Thompson

- 10 The meeting was called to order at 7:05 pm.

Minutes: Mike moved and Jory seconded to accept the May minutes as presented. The motion passed.

- 15 Public Comment: none

Correspondence: LRPC annual meeting June 24th in Meredith. None of the members can attend.

Old business: none

- 20

New Business: Mr. Thompson attended the meeting to explain his special exception application to the board. He plans to tear down and replace the existing structure located at 1666 Province Lake Road (Map 103, Lot 30) per Section 709. He then plans an addition (less than 30%) which will require a variance application (per Section 706) as the addition will not meet setback requirements. In reviewing the application it was discovered that Mr. Thompson included a notification fee for an abutter located in Maine. The \$10 credit will be applied to the variance application fee. The special exception application was accepted as complete and assigned case number #071. Jory moved and Tim seconded to have Mr. Thompson fill out the variance application and return it to Fran's attention for review for completeness. The motion passed. Jory moved and Mike seconded to waive the second notification charges for the variance and have both the special exception and variance handled at the same hearing. The motion passed. Jory moved and Tim seconded to schedule the hearing for July 3rd no sooner than 7:15pm. The motion passed.

- 25

- 30

- 35 Other business: During the review of Mr. Thompson's application a discussion ensued regarding side and rear setback requirements and whether it would facilitate the variance application process if the side and rear setbacks were to reflect the same requirements of the front setback. As long as no further infringement on the side or rear setback takes place, an applicant could expand up to the current infringement without having to apply for a variance. Jory offered to bring the issue up for discussion during the next planning board meeting (June 6).

- 40

Jory moved and Tim seconded to adjourn the meeting. The motion passed and the meeting closed at 8:02pm.

- 45 *These minutes are considered draft until approved at a future regular meeting of the ZBA. Any changes or corrections will be noted in the next meeting minutes.*