

MINUTES OF THE ZONING BOARD OF ADJUSTMENT MEETING
July 12, 2012
7:00 PM

Meeting called to order by Electra Alessio, Chairman, present: Ray Donald Vice Chairman, Daryl Branch, John Whittier, Jay Alberts, Peter Coffin, and Tammy Bakie. Mr. Alberts made a motion to approve the May 10, 2012 minutes, Mr. Whittier seconded, all in favor, Mr. Donald and Mr. Branch abstained.

Rachel and Shawn Brophy, R-7, Lot 17-2

Ms. Alessio explained how meeting is run. Rachel Brophy stated they would like to add a family room and an apartment for her parents. Ms. Alessio stated she had received a letter from Robert Steward stating the application for an accessory family apartment had been received and it fully met the criteria (Article 206). Mr. Alberts asked how the land was zoned. Mrs. Brophy replied single family. Plans were provided and discussed. The board reviewed the criteria for an accessory apartment, all 9 criteria passed. A discussion followed regarding registering the accessory apartment at the registry of deeds. Ms. Alessio asked if anyone would like to speak in favor or opposition. Ms. Alessio read the criteria for the special exception, all of which passed unanimously. Mr. Donald made a motion to grant the special exception for an accessory apartment and request the building inspector to verify proof of the apartment being registered on the deed at the Rockingham County Registry of Deeds. Mr. Whittier seconded, all in favor.

Richard and Vivian St. Hilaire, R-9, Lot 17

Ms. Alessio explained process. Mr. Richard St. Hilaire gave some history of the property, structures on the lot and setbacks, stated they would like to install a pool and requesting a 10ft variance. Mr. St. Hilaire stated his family is the owner of the property he would be encroaching on and he is a trustee. Ms. Alessio asked about the size of the variance requested. Mr. St. Hilaire stated it would be easy to be off a few inches and wanted a little wiggle room. Mr. Alberts asked what was on the adjacent lot. Mr. St. Hilaire stated a three bed room home that his daughter lives in. Mr. Coffin asked about a fence. Mr. St. Hilaire stated the fence could be on the property line without being an issue. Ms. Alessio read the 5 criteria for a variance. All five passed. Ms. Alessio stated she had received a letter from Wayne St. Hilaire (another trustee) in support of the request. Mr.

Donald made a motion to grant the variance, Mr. Alberts seconded, all in favor. Ms. Alessio explained the 30 day waiting period.

Ms. Alessio adjourned the meeting @ 7:50.

Respectfully submitted,

Tammy L. Bakie
Secretary
Zoning Board of Adjustment