

ZONING BOARD OF ADJUSTMENT

TOWN OF BARNSTEAD

TOWN HALL

Monday, June 19, 2023 @7:00 P.M.

DRAFT MINUTES

CALL TO ORDER: David Brown, Chair called the meeting to order at 7:00 P.M.

ROLL CALL: David Brown – Chair, Dean Diemdowicz - Member, Paula Penney - Select Board Representative, Mary Clarke - Member, Joanie Foss – Alternate/Recording Secretary

Absent: Jared Hanselman - Member

CASE No. 0223-288: Alan and Linnea Hallee owner of 26 Cresent Drive, Map 43 Lot 8, requests a variance **SECTION 4-2: OTHER LOT REQUIREMENTS 4-2.05 Front Yard:** Buildings must set back fifty (50) feet from a right-of-way. **4-2.05 Side Line:** Building must set back a minimum of thirty (30) feet from the sideline. If a variance is granted, the applicant proposes to build “an attached carport” and the application states “on the side setback there is an existing driveway that leads to the location of the carport.” **The Side Line would be 9.9’ from the abutting property line.** If this application is deemed complete and accurate, a Public Hearing will be held. Chair Brown explained the procedures to be followed in review of the proposal. First the applicant will make a presentation on the proposed project, and then there would be the opportunity for questions from the Board. Chair Brown requested the alternate stand in as a member to reach a quorum. Gregory Rehm from Liberty Hill Construction presented for the Hallee’s. Mr. Rehm stated that the Hallee’s are seeking approval for an attached 12’ x 22’ carport that encroaches on the side set back. In review of the criteria: the carport will be in an area that has an existing driveway and currently has cars parked there; the structure will be clean and match the existing house details; the carport is open so the view will be impacted minimally; the variance will allow the homeowners to have covered parking and will increase safety and accessibility for the aging homeowners; the addition of a carport at the end of an existing driveway is a typical project and will not be contrary to the spirit and intent of the ordinance. This is the only location to build the carport and the one that has the least impact. Mr. Rehm also noted that the abutters approved of the construction of the carport.

PUBLIC HEARING: Chair Brown opened the public hearing on the application at 7:07 P.M. He called for testimony from abutters and interested parties. Hearing none, Chair Brown asked if there were questions from the Board, hearing none Chair Brown closed the public hearing at 7:08

D. Diemdowicz requested a motion to accept the application contingent on the carport not being closed in without further permits. J. Foss seconded the motion. Chair Brown called the vote and the Board voted unanimously to accept the application. The Chair noted that there is a 30 day appeal period on the decision.

CASE No. 0423-287: Jared Hanselman and Erin Stone of 948 Province Road, Map 3, Lot 14, are requesting a special exception to **Article 4, Section 4-3: Accessory Dwelling Units** of the Town of Barnstead Zoning Ordinances. **Article 4, Section 4-3** states “An accessory dwelling unit shall be permitted in all zoning districts that permit single family dwellings following approval of a special exception by the Zoning Board of Adjustment.” If this special exception is granted, the property owners request permission for their family member to reside in a private dwelling unit attached to their new barn. If this application is deemed complete and accurate, a Public Hearing will be held. Chair Brown explained the procedures to be followed in review of the proposal. First the applicant will make a presentation on the proposed project, and then there would be the opportunity for questions from the Board. Chair Brown requested the alternate stand in as member to reach a quorum. Erin Stone presented. Ms. Stone stated that they are looking to build a 28’ x 28’, 784 sq. ft. ADU for their mother which will be attached to their new barn. In review of the criteria: the ADU meets all setback requirements and will have a state approved private septic system and ample parking; the ADU is located on the center of the lot, away from all property lines with plenty of natural ground percolation to prevent run off; the ADU will have a single occupant; the ADU is far from any abutting property lines, not visible from the street; the ADU is close to existing house, access to shared driveway and water. Ms. Stone stated that housing is at a shortage and unaffordable for their mother. This is part of their working farm plans.

PUBLIC HEARING: Chair Brown opened the public hearing on the application at 7:22 P.M. He called for testimony from abutters and interested parties. Hearing none, Chair Brown asked if there were questions from the Board, hearing none Chair Brown closed the public hearing at 7:23.

D. Diemdowicz requested a motion to accept the application as written. M. Clarke seconded the motion. Chair Brown called the vote and the Board voted unanimously to accept the application. The Chair noted that there is a 30 day appeal period on the decision.

OLD BUSINESS: None

NEW BUSINESS: None

CORRESPONDENCE: None

MINUTES: M. Clarke made a motion to approve the minutes of April 17, 2023 (as corrected). D. Diemdowicz seconded the motion. The motion passed unanimously.

ADJOURNMENT: D. Diemdowicz made a motion to adjourn the meeting. P. Penny seconded the motion. The motion passed unanimously. Chair Brown adjourned the meeting at 7:47 P.M.

Respectfully submitted,

Joanie Foss
Recording Secretary