

ZONING BOARD OF ADJUSTMENT

TOWN OF BARNSTEAD

TOWN HALL

Monday, October 16, 2023 @7:00 P.M.

MINUTES

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

ROLL CALL: David Brown – Chair, Dean Diemdownicz - Member, Paula Penney - Select Board Representative, Jared Hanselman – Member, Joanie Foss – Alternate/Recording Secretary

Absent: Mary Clarke - Member

CASE No. 0923-294: Donna Lafond owner of 11 Gray Road, Map 7 Lot 51, requests a variance from **Section 4-2.08 Wetland Lots:** There must be fifty (50) feet between the nearest edge of any building and the high-water line of any fire pond, pond, river, stream, brook or other wetland as defined in Article 2. (Added 2/23/18) If a variance is granted, the applicant proposes to install a 14' x 70' mobile home and the application states "the wetland setbacks be reduced to 20 feet". 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. Ms. Lafond presented, she explained there is currently an old manufactured home on the property which she wishes to replace with a mobile home. She also intends to replace the current septic system and a septic design has been completed and approved. Ms. Lafond reached out to a soil scientist and after his inspection he explained that the property contains various wetland areas. In review of the criteria: the property is in a residential neighborhood of single family homes and an addition of a newer structure and removal of current debris will enhance the neighborhood; once the site is clear of debris and the new septic system is installed it will offer improvement to the health and safety factors; the variance will allow the property to be used as an appealing safe place to live in an area of similar homes; the setbacks will not interfere with the traffic flow and having an occupied residence on the lot will offer more security to the neighbors and not invite vandalism as an unattended structure might. D. Diemdownicz asked about the acreage of the property and the location of the new mobile home. Ms. Lafond explained that the property is about an acre and the new building would sit further back from the road than the current building.

PUBLIC HEARING: Chair Brown opened the public hearing on the application at 7:20 P.M. He called for testimony from abutters and interested parties. Abutter Alan Tiede had concerns about the size of the lot in relation to the septic system and the wetland areas. A. Tiede was assured that Ms. Lafond had a state approved septic system design. Chair Brown asked if there were additional questions from the Board, hearing none Chair Brown closed the public hearing at 7:25 P.M.

After some discussion it was recommended that the Board conduct a site review, all were in agreement and the site review was scheduled for Sunday, October 22 at 10:00 A.M.

OLD BUSINESS: None

NEW BUSINESS:

1. Planning Board Work Session - October 19, 2023 at 6:00 P.M.
2. Land Use Law Conference – Saturday, October 21, 2023 – Triangle Park Drive, Concord NH

CORRESPONDENCE: None

MINUTES: Approval of August 21, 2023 meeting minutes - tabled until next meeting.

ADJOURNMENT: P. Penney made a motion to adjourn the meeting. D. Diemdowicz and J. Hanselman seconded the motion. The motion passed unanimously. Chair Brown adjourned the meeting at 7:35 P.M.

CASE No. 0923-294 Continuation: – Site Review October 22, 2023

Chair Brown, M. Clark, and D. Diemdowicz met Ms. LaFond at the site from 10:00-10:45 A.M. The wetland areas were marked with blue tape, there was no apparent standing water. It appeared that if the proposed mobile home was turned +/- 90 degrees that the distance to the wetland marked areas could be increased. Ms. LaFond agreed and said that she would ask her surveyor to come up with new drawings to support that.

The meeting will be continued to November 20, 2023.

Respectfully submitted,

Joanie Foss
Recording Secretary