

Zoning Board of Adjustment
Hinsdale NH
September 13, 2016

Present: Chair John Smith, CDC Kathryn Lynch, James MacDonell, Jim Waters, Todd Page and Alternate Ken Howe. Lewis Major was excused. The applicant was present and no members of the public were present.

7:00 p.m. Chair Smith called the meeting to order and read the Notice of Public Hearing and Application for an Area Variance submitted by Barbara Fostyck. The applicant seeks a variance from Article VII, Section 8 Private Campsite and Construction Trailers/Offices of the Zoning Ordinance to permit continued temporary location of manufactured home on current property, case #0916A.

Chair Smith summarized the case: This application is to extend a variance of a MH on Northfield Rd. Things have not gone as fast as the applicant would have liked them to.

Due to lack of an audience the public portion was closed. Chair Smith asked for questions from the Board. Mr. MacDonell asked the following questions: In the application the applicant referenced a prior variance, when was this received. (John Brunelle and Rod went to a meeting and received a variance last year). The Board discussed that no variance was given, it was a voluntary merge of land on Tower Hill Rd with the Planning Board. How long will you need for an extension? (I don't know, possibly another six months). Is the final plan to move the double wide to the lot on Tower Hill Rd? (Yes).

Mr. Howe asked why the double wide has not been moved to Tower Hill Rd? (The funding has not come through because it was a portable classroom that was remodeled into a duplex).

Chair Smith asked what is the plan with the house on the lot after the double wide is moved to Tower Hill? (The house will go to my son John).

Chair Smith is concerned because the application states that it's a construction trailer not a double wide home. (Rod let us put it there to remodel into a home, not to be used as a construction trailer). CDC Lynch stated that Rod would not give permission to remodel a double wide on your property a variance would have been required. Wasn't the double wide originally put there because you applied for a building permit to remodel the existing home on the lot? (No I never intended to remodel the home, I intended to remodel the portable classroom into a duplex).

Mr. MacDonell explained that he would need more clarification from Rod due to the confusion.

Mr. Page made a motion to table the meeting until October 11th so the Board could receive information and clarification from the Building Inspector, Rodney Lawrence. He was seconded by Mr. MacDonell. The motion passed unanimously.

Chair Smith read the Application for a Variance submitted by Rebecca Harris for tax map 45 lot 61, 110 Indian Acres Dr., in the Residential District. The applicant seeks a variance from Article VI, Section 4 General Regulations of the Zoning Ordinance to permit an extension of ruins removed from the property, case #0916B

Mr. MacDonell made a motion to approve the application as submitted pending probate. This extension is based on an active court case. He was seconded by Mr. Waters. The motion passed unanimously.

Mr. MacDonell made a motion to table case # 0916C per applicants request until October 11th. He was seconded by Mr. Howe. The motion passed unanimously.

Mr. MacDonell made a motion to approve the minutes dated 5-10-16 and 6-14-16 after clarification was made. He was seconded by Mr. Howe. The motion passed unanimously.

Mr. MacDonell made a motion to adjourn. He was seconded by Mr. Page. The meeting ended at 7:30 p.m.

Respectfully submitted,

Kathryn Lynch