



BOARD OF ADJUSTMENT

PO Box 120
Windham, New Hampshire 03087
Telephone (603) 432-3806

May 25, 2004

Chris Doyle – Acting Chairman
Rob Gustafson – Secretary
Al Souma – Member
Georges Roy – Member
Tony Pellegrini – Member
Kara DiFruscia – Alternate (Excused)

Lot #21-X-5, Case #16-2004 (Continued from April 27, 2004)

Donald & Sharon St. Onge
6 Moulton Road

A variance is requested from Sections 702-A-1 & 401 of the Zoning Ordinance to permit the building of a garage, extend family room over the new garage, add half bath, remodel kitchen, remodel living room and create 3' overhang, extend existing second floor 5' X 26' farmer's porch.

Mr. Gustafson read the case into the record. Mr. & Mrs. St. Onge submitted a photo and presented their case. There will be no further encroachment than the existing house. The existing stairway leading to the second floor has very narrow treads that do not meet current codes and are hazardous. Mrs. St. Onge read the five supporting facts into the record. Beth Papia of 7 Moulton Road spoke in favor of this request. Mr. Gustafson read into the record a letter of support from Carol Pynn and Carolyn Webber. Mr. Doyle closed the public portion of this case. Mr. Pellegrini motioned and Mr. Gustafson seconded the motion to go into Deliberative Session. Passed unanimously.

Deliberative Session, Case #16-2004

Mr. Gustafson motioned to grant Case #16-2004 per the plan submitted. Mr. Pellegrini seconded the motion. Mr. Roy, Mr. Souma, Mr. Pellegrini, Mr. Gustafson and Mr. Doyle voted to grant this variance. Passed 5-0.

Lot #21-K-25, Case #26-2004

Walter & Bethanie Scanlan
72 Turtle Rock Road

A variance is requested from Section 702-A-1 of the Zoning Ordinance to permit the building of a 29' X 26' garage 28-feet from the right side setback where 30-feet is required and 19-feet from the left side setback where 30-feet is required. The house is on a Class VI Private Road in violation of RSA 674:41.



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Mr. Gustafson read the case into the record. Mr. & Mrs. Scanlan submitted photos and a list of variances granted to residents on Turtle Rock Road for garages. The proposed garage would be attached to the back of the house away from the pond. The proposed addition would bring the building coverage of the lot to 13% which is less than the 20% maximum. The five supporting facts were read into the record. Mr. Dennis Tremblay, who is building a house just to the south of the Scanlan's spoke in favor of this request. Mr. Doyle closed the public portion of this case. Mr. Gustafson motioned and Mr. Pellegrini seconded the motion to go into Deliberative Session. Passed unanimously.

Deliberative Session, Case #26-2004

Mr. Gustafson motioned to grant Case #26-2004 per the plan submitted. Mr. Roy seconded the motion. Mr. Souma, Mr. Gustafson, Mr. Roy, Mr. Pellegrini and Mr. Doyle voted to grant this variance. Passed 5-0.

Lot #11-C-2560, Case #27-2004

Paul Mansback for Jessica & Roger Ploof
28 Sheffield Street

A variance is requested from Section 702-A-1 of the Zoning Ordinance to permit the building of a pool cabana 12-feet from the rear setback where 30-feet is required.

Mr. Gustafson read the case into the record. Mr. Paul Mansback representing Mr. & Mrs. Ploof, presented the case. The issue is placing a cabana too close to the setback. Due to the layout of the house and the relationship to the property line, correct solar orientation makes this pool and cabana layout ideal. Layout in any other direction would render use of the pool less than ideal. There is a fully wooded buffer in the rear on the neighbor's commercial property. Mr. Tom Case advised that Business/Commercial property must have a buffer by law and that buffer can not be removed. The adjacent wooded buffer prevents degradation to the rural character of the neighborhood Mr. Mansback read the five supporting facts into the record. Mr. Doyle closed the public portion of this case. Mr. Roy motioned and Mr. Souma seconded the motion to go into Deliberative Session. Passed unanimously.

Deliberative Session, Case #27-2004

Mr. Roy motioned to grant Case #27-2004. Mr. Souma seconded the motion. Mr. Pellegrini, Mr. Souma, Mr. Roy and Mr. Doyle voted to grant this variance. Mr. Gustafson voted to deny this variance. Passed 4-1.

Minutes

Mr. Gustafson motioned and Mr. Roy seconded the motion to accept the May 11, 2004 minutes as amended. Passed unanimously.



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Other Business

None

Mail

None

Mr. Pellegrini motioned and Mr. Gustafson seconded the motion to adjourn at 8:16 PM.

The next meeting of the Zoning Board of Adjustment is scheduled for June 8, 2004 at 7:30 PM in the Planning & Development Office.

These minutes are in draft form and are respectfully submitted for approval by Patricia Kovolyan.