

BOARD OF ADJUSTMENT

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

October 12, 2004

Rob Gustafson – Chairman
Chris Doyle – Vice-Chairman (Absent)
Georges Roy – Secretary
Al Souma – Member
Tony Pellegrini – Member
Kara DiFruscia – Alternate (Absent)

Lot #5-A-501, Case #43-2004

Applicant – Frank & Janice Hennessy
Owner – Frank & Janice Hennessy
Location – 27 Nashua Road
Zone – Rural

A variance is requested from Sections 401 & 702-A-1 of the Zoning Ordinance to permit the construction of a 24' X 24'7" second-floor addition to a 22' X 24' garage that is currently under construction, 20-feet from the left side setback where 30' is required.

Mr. Roy read the case into the record. Mr. Hennessy presented his case. The Applicant did not plan on building space over the garage until he realized that the two windows on the side of the house would be removed once the garage is built. The proposed addition will be no closer to the side setback. Mr. Hennessy explained that when the house was built it was not centered on the lot; there is 180' to the lot line on one side and 20' on the other side. Mr. Hennessy read the five supporting facts into the record. Mr. Lane Bickford of 25 Nashua Road spoke in support of this request. The Chairman closed the public portion of this case. Mr. Pellegrini motioned and Mr. Souma seconded the motion to go into Deliberative Session. Passed unanimously.

Deliberative Session, Case #43-2004

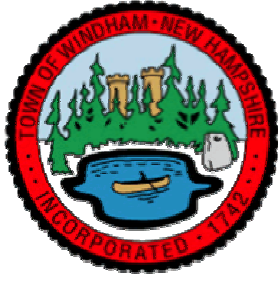
Mr. Roy motioned to grant Case #43-2004. Mr. Souma seconded the motion. Passed unanimously. 4-0.

Minutes

Mr. Souma motioned and Mr. Roy seconded the motion to approve the September 28, 2004 minutes as written. Passed unanimously 4-0.

Other Business

Mr. Roy motioned to approve forms #001 Cover Sheet, #004 Area Variance, 004 Use Variance and 024 Abutter List. Mr. Pellegrini seconded the motion. Passed unanimously 4-0.



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After discussing whether two fees should be paid if an applicant is requesting both an area and a use variance, the Chairman asked Mr. Tierney to discuss this question with Attorney Campbell.

Mail

None

Mr. Pellegrini motioned and Mr. Souma seconded the motion to adjourn at 7:55 PM.
Passed unanimously.

The next meeting of the Zoning Board of Adjustment is scheduled for October 26, 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.