



# BOARD OF ADJUSTMENT

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

## Zoning Board of Adjustment Minutes June 23, 2009

Mark Samsel – Chairman  
Jim Tierney – Vice-Chairman (Excused)  
Dianna Fallon – Secretary  
John Alosso – Member  
Tom Murray – Member  
Bruce Richardson – Alternate

The Chairman appointed Mr. Richardson to replace Mr. Tierney for this meeting.

Mr. Alosso motioned and Mr. Murray seconded the motion to hear Case #21-2009 after Case #22-2009 (because no representative was in attendance at the time). Motion passed unanimously.

### **Lot 13-K-32, Case #22-2009**

Applicant – Norman Boutillette  
Owner – Norman Boutillette  
Location – 27 Doiron Road  
Zone – Rural

A variance is requested from Section(s) 702 Appendix A-1 of the Zoning Ordinance to permit the replacement of an existing screened in porch enclosure and part of the deck with a professionally installed all glass sun porch 36 feet from the front setback where 50 feet is required on a 10,694 square foot lot where 50,000 square feet is required with 110 feet of street frontage where 175 feet is required with a side setback of 16 feet where 30 feet is required.

Mrs. Fallon read the case into the record. Mr. Norman Boutillette submitted a packet of photos and drawings marked as Exhibit A and presented the case. Mr. Boutillette explained that the proposed sunroom would be a considerable improvement to the property and would be ½ foot further away from the road than the existing deck and 5 square feet less in area. The sunroom would be built entirely within the existing footprint. Construction of the sunroom on the east side of the house will allow the applicant full advantage in terms of view and benefit of a solarium.



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Mrs. Fallon read into the record three letters of support from:

- Tracy Beaulieu of 13 Cole Road
- Susan Aballo of 14 Doiron Road
- James Hines of 25 Doiron Road

Mr. Alosso motioned and Mr. Murray seconded the motion to go into Deliberative Session. Motion passed 5-0.

### **Deliberative Session, Case #22-2009**

Mr. Murray motioned and Mr. Alosso seconded the motion to grant an area variance for Case #22-2009 as requested. Motion passed 5-0.

### **Lot 6-A-820, Case #21-2009**

Applicant – Michael & Mary Beth Ryan

Owner – Michael & Mary Beth Ryan

Location – 23 Bedros Street

Zone – Rural

A variance is requested from Section(s) 601, 601.3 & 601.4.8 of the Zoning Ordinance to permit an existing 10' X 12' shed to remain approximately 20' into the WWPD.

Neither the applicant nor their representative was not in attendance.

### **Deliberative Session, Case #21-2009**

Mr. Alosso motioned and Mr. Murray seconded the motion to deny Case #21-2009 without prejudice. Motion passed 5-0.

### **Approval of May 12, 2009 & June 9, 2009 Minutes**

Mr. Murray motioned and Mr. Alosso seconded the motion to accept the May 12, 2009 minutes as written. Motion passed 4-0-1. Mrs. Fallon abstained.

Mrs. Fallon motioned and Mr. Alosso seconded the motion to accept the June 9, 2009 minutes as amended. Motion passed 3-0-2. Mr. Murray and Mr. Richardson abstained.

### **Other Business**

The Board discussed wording of the public notice for Case #21-2009. Mr. Samsel will contact Laura Scott, Community Planner, regarding applications and procedures.



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### Mail

- June 11, 2009 Letter from Attorney Campbell regarding 2 Woodvue Road.
- June 2009 Issue of *New Hampshire Town and City*.
- June 15, 2009 Letter from Attorney Campbell regarding Heinzl vs. Town of Windham.
- LGC's 68<sup>th</sup> Annual Conference is scheduled for November 18-20, 2009 at the Radisson Hotel in Manchester, NH

Mr. Alosso motioned and Mrs. Fallon seconded the motion to adjourn. Motion passed unanimously.

The next meeting of the Zoning Board of Adjustment is scheduled for July 14, 2009 at 7:30 PM in the Planning & Development Office.

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