

**Town of Northumberland
19 Main St.
Groveton, New Hampshire 03582**

**ZONING BOARD OF ADJUSTMENT
Meeting Minutes
Monday, October 19, 2015 - 6:30 PM
MEETING ROOM
10 STATION SQUARE
Groveton, NH**

Board Members: Dave Auger, Joseph Kennett, Keith Young
Others: Elaine Gray, Edith Tucker, Richard Webster, Charles Fanton,
Rebecca St Cyr - Recorder

Keith Young opened the meeting at 6:41 pm.

1. Minutes of August 11, 2015 meeting

There were no corrections.

The Board approved 3-0.

2. PUBLIC HEARING - K. Young opened the Public Hearing

<p>Case #Z15-03: Richard J. & Pamela Webster are requesting a Use Variance for Map 240, Lot 33 for Commercial Use. This is a 3.34 acre lot, is zoned Residential Low and currently has a self-storage units building on the parcel at 1112 Lancaster Rd. They are proposing to add another building with a commercial retail business.</p>

There were not any of the abutters present, E. Gray said there hasn't been any opposition from the abutters.

E. Tucker asked what kind of business it is, Webster explained it's the business that Louis Cassady had in Lancaster. He is retiring and Webster is taking it over. Lawn mower repair, Troy Built dealership, parts, retail sales, etc.

K. Young read the application and opened the Public Hearing for questions.

D. Auger asked if it's the same lot as the storage sheds; Webster said yes it is. Auger asked if there was a variance granted on the lot when the storage sheds were built. They were built in 1987, zoning layout for the town didn't start until 1991. The other lots in that area are zoned residential low and the property owners had to get variances for their business.

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E. Gray said there had been no variance request for the lot in question over the years, she looked back into the 70's.

Webster's residence is on the next lot, the new business is adjacent to other businesses. If the Board approves the variance, it would put the lot into the correct zoning category. The variance stays with the land if it's ever sold.

Vote – All in Favor 3-0 – Variance granted.

3. Charles Fanton – 39 Cumberland St- Questions Regarding Area Variance for Setbacks on his Property

Mr. Fanton currently has a motor home with a deck on the lot. The original foundation wall is 5' from the road. He wants to fill it in and plant grass. Next spring he would like to build a house on the lot. He asked if it's worth the effort and expense to go through with the variance process.

His plan is to build a 20' x 30' – 2 story house with a kitchen and dining area, bathroom and 2 bedrooms. He doesn't pay taxes on the motor home (due to an elderly exemption) and understands that he would have to, if a house is built.

K. Young wasn't familiar with how close the abutting houses are. The original house burned, it became an unbuildable lot after the fire due to the owner not re-building. D. Auger asked Mr. Fanton who told him it was unbuildable. Fanton further explained.

D. Auger asked E. Gray for the zoning ordinance that shows what is allowed for setbacks. E. Gray reviewed with the Board. Auger said they would need to know how close the abutting houses are. K. Young thought we could go by what other setbacks in the neighborhood are.

D. Auger said some investigation on the part of the Town would be required before a decision could be made. If a variance is approved, the Select Board would then need to approve a building permit.

4. Any Other Business

No other business was discussed.

The ZBA meeting adjourned at 7:05 pm.