

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

**ZONING BOARD OF ADJUSTMENT
MINUTES
Monday, May 9, 2016 - 7:00 PM
MEETING ROOM
10 STATION SQUARE
Groveton, NH**

Board members present: Joseph Kennett, Dave Auger, Jeffrey St. Cyr, Gerry Crompton, Jim Tierney

Others present: Jim Weagle, Charles Fanton, Terrie Caris, Elaine Gray, Rebecca St. Cyr – Recorder

Chairman, Gerry Crompton opened the meeting at 7:00 pm

1. Minutes of October 19, 2015 Meeting

There were no corrections

Motion to approve by: J. Tierney
2nd by: J. Kennett, 4 in Favor, 1 Abstained

2. Welcome New Full Member –

Jeffrey St. Cyr is a new full member on the Zoning Board.

3. PUBLIC HEARING-

Case #Z16-01: Charles Fanton is seeking an Area Variance for building a home on his residential lot, and the structure would not meet the Town's minimum setbacks from 2 sides of the parcel, the front side facing Cumberland St. and the back side on Maple St. The three-sided parcel is zoned Residential High Density, consists of 0.13 acres, and is located at the junction of Maple St. and 39 Cumberland St. on Map 104 Lot 256. Mr. Fanton currently resides in a motor home there, and would be removing the motor home after he moves into the house.

Mr. Fanton said the house will be 20' x 30', it will be placed approx. where the motor home is now. The water line at the rear of the motor home is where the sewer line comes in and is a 26' set back, if he can get permission for the 25', that's where it will come into the house. The motor home is currently tied into the sewer.

The abutter notices were all picked up; one abutter (J. Weagle) was present.

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Fanton reviewed the rough drawings with the Board. The old wall will be filled in, it's only about 5' from the road. He plans to have someone come in to look at it. He will be putting in a new foundation and plans to put a garage on the lower level, the house will sit above the wall. The Board further reviewed the plans with Mr. Fanton. J. Weagle said the wall that is there was part of the original foundation and the driveway went over part of the lower level.

The house set back will be 26' from Cumberland and 24' from Maple St (center of the road). The neighbors garage has been there for approx. 25 years; their driveway will be next to his house. Fanton isn't sure where the line is he couldn't find the pins. The front of the house will face Cumberland St. and the driveway will be on Cumberland.

Mr. Fanton plans to move the motor home to the property line while the house is being built. It's not registered, so it can't be parked on the street. J. Weagle had a concern about being able to move the motor home. The motor home is assessed, but he has an exemption that covers the taxes.

J. Weagle said his main concern was with the retaining wall; if it's removed it could take part of Maple Street with it.

Mr. Fanton also wants to talk with the Fire Chief / Building Inspector about the # of entrances required.

The set-backs don't meet the requirements. The lot size is approx. 5,000 sq. feet; minimum acreage required is approx. 10,000 sq. feet. There was a fire of the original building and the owner had 1 year to re-build, which he didn't.

Mr. Fanton did a survey of the neighborhood, there are 7 houses on Maple St. and 7 on Cumberland St. They are all 40' or less, some are approx. 25' and 4-5 are less than that. J. Tierney said there is one that's approx. 4' from the road. J. Tierney reminded Mr. Fanton that being on the corner, he would be close to the snow plow area in the winter, he plans to put plywood over the windows that might be affected. The house will be so much better for him than the motor home.

J. Weagle and Mr. Fanton had previously discussed the project, his main concern was the original foundation wall and the road.

J. Kennett asked how long the project will take; Fanton is looking at local contractors to see what the cost will be. He has gone to the bank for a loan on the materials. He had family that was going to help with the build, but that's not going to happen. It may take him 2 summers before it's complete.

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A friend of his, Dale Covey is assisting him with arranging to get the foundation work done.

J. Tierney said the building inspector will need to approve anything that gets done. Fanton has a licensed electrician and a plumber; he has friends that might be able to help with putting the building up.

If the Zoning Board approves this – the location of the building and the setbacks have to be done as approved. It will be aligned with Cumberland.

Dave Auger asked him if the floor plan is to scale; Mr. Fanton wasn't sure about the scale, but the size is 20' x 30'.

None of the abutters have presented with any issues.

G. Crompton reviewed the application. J. Kennett wanted Mr. Fanton to understand that he can be taxed on the mobile home and also on the new building until it's complete. J. Tierney said he would be all set for this year, it's whatever will be there after April 1, 2017. The current assessment is approx. \$6,000 for the land and motor home.

There were no further questions.

Motion to approve the Area Variance request by: Dave Auger
2nd by: J. Tierney, All in Favor 5-0

4. Any Other Business

J. Kennett asked about home businesses and junk yards with permits. J. Weagle said this has been an ongoing problem on the Planning Board side for years. He's not sure what the solution is and further discussed. Kennett asked how many licensed junk yards we have. J. Tierney reviewed.

By a State of NH Law, one unregistered vehicle is allowed. J. Tierney said there is also terminology for "lawn art". New England has this most of the state statutes.

The Board further discussed home businesses.

There was no further business discussed.

Meeting adjourned at 7:45 pm.