

BOARD OF ADJUSTMENT
DEERFIELD, NEW HAMPSHIRE
JULY 28, 2020

MINUTES OF MEETING

PRESENT BY ZOOM: Board members George Thompson, Anthony DiMauro, Jonathan Leer, Stephen Stephenson. Alternate member Harry Hotaling. Also present Cameron Prolman, SNHPC, and Jane Boucher, secretary.

7:15PM Vice Chair George Thompson called the meeting to order.

APPROVAL OF MINUTES

Anthony DiMauro moved to approve the minutes of May 26, 2020. Stephen Stephenson seconded. The following correction was made to the minutes;

Page 1 Paragraph 1: Correct to read "Participating by zoom..." Motion carries.

7:24PM The Board recessed at this time.

7:30PM Vice Chair Thompson called the meeting back to order and explained procedure.

Clerk Jonathan Leer read the Notice of Public Hearing for Case # 20-03.

Owner /applicant Pleasant Lake Properties, 92 Portsmouth Ave., Exeter, NH for property at 1 Charlie Lane, Deerfield, NH for the purpose of building a new deck is requesting a variance from Article II., Section 204.1 and 207.3 for side setback.

Anthony DiMauro moved and Jonathan Leer seconded to appoint Harry Hotaling as a voting member in the absence of Joshua Freed. Voted in favor.

Anthony DiMauro moved to accept the application. Stephen Stephenson seconded. Voted in favor. Christopher Howlett, owner of Pleasant Lake Properties, LLC, explained that he would like to extend the existing porch in the front of the house with a deck and has received Shoreline Approval. The side setback is 22 feet. The applicant stated that granting the variance would result in no change to the conditions on the ground and no increase in density or development.

7:44 There were no comments. The Board went into deliberative session at this time and agreed the request was reasonable.

Jonathan Leer moved to Grant a variance to Pleasant Lake Properties. Stephen Stephenson seconded. Voted in favor. Board members completed work sheets.

CASE # 20-04 Robert Tonello, 12 Chancellor Drive, Derry, NH for purposes of building a new dwelling is requesting a variance from Article II, Section 210.8E for setback from wetlands.

Robert Tonello and Beverly Dunn were present via zoom.

Vice Chair Thompson explained procedure.

It was noted that the Notice did not include the location of the proposed building; 9 Major John Simpson Way. The location was included in the application and also in Richard Pelletier's denial letter.

Anthony DiMauro moved to accept the application. Stephen Stephenson seconded. Voted in favor.

Mr. Tonello explained that , because it is a narrow lot, they would like to locate the proposed home closer to the wetlands so it was not directly across from the neighbors home and they would be able to have a walk out basement.

Jonathan Leer questioned the location of the proposed leach field. Mr. Tonello replied that would be determined later. He advised that excavation would be necessary, if the variance is not granted, to construct a walk out basement.

After discussion Board members agreed that the request is not unreasonable, however they would like to see the house farther away from the wetlands.

8:32 The Board went into deliberative session. George Thompson said he was not adverse to conducting a site visit. Board members agreed that they would like to see a 79 foot setback from the wetland rather than 69, as shown.

The Board went out of deliberative session and Mr. Tonello agreed to the 79 foot setback requirement.

8:36 The Board went back into deliberative session and completed work sheets.

8:50PM The Board came out of deliberative session.

Anthony DiMauro moved and Stephen Stephenson seconded to Grant a Variance to Robert Tonello with the following stipulation. Garage and House to be located at a set back of 79 Feet from wetlands. Voted in favor.

8:55PM The meeting was adjourned.

Transcribed by Jane Boucher
Pending Approval by the Board of Adjustment