

BOARD OF ADJUSTMENT  
DEERFIELD, NEW HAMPSHIRE  
SEPTEMBER 24, 2019

MINUTES OF MEETING

PRESENT: Board members Joshua Freed (arrived at 8:30PM), Anthony DiMauro, Jonathan Leer, Stephen Stephenson. Alternate member Harry Hotaling. Also present secretary Jane Boucher.

7:15PM The meeting was called to order.

Anthony DiMauro was appointed Acting Chair in the absence of Joshua Freed. Harry Hotaling was appointed to sit as a voting member.

APPROVAL OF MINUTES

Stephen Stephenson moved to approve the minutes of August 27, 2019 as printed. Harry Hotaling seconded. Voted in favor.

The meeting was adjourned.

7:30PM Acting Chair DiMauro called the meeting back to order. He introduced members and explained procedure. He noted that there is a four member board sitting and three favorable votes are required for approval.

Clerk Jonathan Leer read the notice of public hearing:  
CASE # 19-05 Map 207 Lots 49 and 50: This case is continued from August, 2019. Tobin Farwell, 265 Wadleigh Falls Road, Lee, NH, for owners Daniel and Lisa Stanley with property at 4 Sunset Lane for the purpose of building a garage/addition, are requesting approval for a variance from Articles II and III, sections 204.1, 207.3 and 305 for side setbacks and set back from the lake.

CASE # 19-08 Map 209 Lot 8: James Roncone, 20 Meetinghouse Hill Road, Deerfield, NH for the purpose of using a temporary dwelling, is requesting a variance from Articles III, Section 304, which allows only one dwelling unit on a lot, and Article IV, Section 403 which allows use of a mobile home only while a residence is being built.

CASE #19-09 Map 207 Lot 4: Tobin Farwell, Farwell Engineering, 265 Wadleigh Falls Road, Lee, NH for owner Megan Munson with property at 241 North Road, Deerfield, NH, for the purpose of building a garage and residence, is requesting a variance from Article II, Section 204.1, 207.3 for side setbacks.

CASE #19-10 Map 406 Lot 23: Lisa Hepworth, 3A Old Coffeetown Road, Deerfield, NH, owner for property at the same address,

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for the purpose of installing anew deck is requesting a variance from Article II, Sections 204.1, 207.2 and 207.3 for side set back and front setback.

CASE #19-05

Tobin Farwell was present along with owners Daniel and Lisa Stanley. Abutter Patricia Hume and her son were also present.

Stephen Stephenson moved to take Case #19-05 off of the table. Harry Hotaling seconded. Voted in favor.

Tobin Farwell said that when they rotated the garage they noticed a difference in elevation between the proposed garage and the existing house, therefore they added stairs between the proposed garage and existing house, they have added an 8 x 8 addition which will house the stairs and doorway. The 8x8 addition falls within the building setbacks.

He added that the Board had asked that he perform a drainage analysis which is completed. He provided three copies for the Board's review. Mr. Farwell said he performed the drainage analysis looking at the pre and post development conditions of the site. He noted that the first thing he did was review what soils exit. He said there are hydrologic c soils, four categories ;a soil;very well drained;b soil/somewhat well drained and c soil /dryer and d soil wet. This is a c soil. He broke the site into sub-definites. He showed the pre-development pre-drained analysis, showing 2 points of study of the analysis. 10.1 is the abutting neighbor to the south . The main water shed flows into Pleasant Lake. The water does not go onto the abutting property to the north. He added that they have two rain gardens. The will reduce the amount of impervious coverage on the lot. Pre-development, they have 29.8% impervious and post construction 26%. He noted that they are re-locating the driveway to connect onto Sunset Lane.

At this time Mr. Farwell provided new plans for the Board's review.

Mr. Farwell showed rain garden one and two. Low point elevation of 113.0 for rain garden one and 111 for rain garden two. They will have a sand loam mix which allows the plants to grow but creates a filter media going down and the rock below it is actually storage. He also noted the area for planting has been defined.

Anthony DiMauro questioned the side setback from the garage. He asked if the same distance had been maintained. Mr. Farwell said that 25.5 is what it is now.

Acting Chair DiMauro asked if anyone would like to speak

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regarding the application.

Mr. Hume, an abutter, said that they do appreciate the change in the setbacks. He still has concerns regarding rain gardens and what will occur in the future.

Mrs. Hume said that the stone wall is still a problem with water running onto her property.

Tobin Farwell said that maintenance is a big part of the project.

Acting Chair DiMauro asked if the applicant would like to proceed with a four member board. Mr. Farwell replied "yes".

Mr. Farwell provided pictures for the Board's review.

Jonathan Leer questioned the change from impervious to pervious soil under the deck. Mr. Farwell said that is being excavated now and will be filled with the same type of soils as the rain garden.

Mr. Leer also questioned the proposed porch. Mr. Farwell the porch is a re-configuring of the proposed steps. The screened porch will be removed and a 31.6 x 12 addition added. Mr. Leer also questioned the size of the proposed garage and if it needed to be that size. Mr. Farwell replied that the applicant felt it was a reasonable size.

Jonathan Leer also asked if the garage needed to be in the proposed location. Mr. Farwell said it could be, however, the applicants wished to be able to walk into the garage from the house without having to go outside.

8:05PM The Board went into deliberative session at this time.

Harry Hotaling said that significant improvements have been made and had no concerns.

Jonathan Leer noted that he had concerns regarding the expansion of the foot print in such a tight area.

Stephen Stephenson agreed with Harry Hotaling.

Anthony DiMauro said he appreciated the work done by the applicant and the request was reasonable.

The Board completed work sheets.

8:20PM Joshua Freed arrived.

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At this time the Board came out of deliberative session.

Harry Hotaling moved to Grant a variance to Daniel and Lisa Stanley. Stephen Stephenson seconded. Voted in favor. Joshua Freed abstained.

Anthony DiMauro stepped down as acting chair and Joshua Freed sat as chair.

CASE # 19-09 MEGAN MUNSON

Clerk Jonathan Leer noted that Case # 19-09 was improperly noticed. Sections 210.7 and Section 305 should have been included.

Anthony DiMauro moved and Harry Hotaling seconded to accept Case #19-09. Voted in favor.

Anthony DiMauro moved and Harry Hotaling seconded to Continue Case # 19-09 to October 22, 2019 in order to properly notice the case. Voted in favor.

CASE # 19-08 JAMES RONCONE

James Roncone was present.

Stephen Stephenson moved to accept Case #19-08. Jonathan Leer seconded. Voted in favor.

Mr. Roncone said that they would like to place a mobile home on their property for his daughter and her family to reside in until they can afford to purchase property to move it to in the future. He felt it would be for a two year time span. His current property consists of 7 acres.

Board members agreed that an addition could be added to the existing home. Chair Freed noted it was difficult for the Board to grant a variance when there is another option.

8:45PM The Board went into deliberative session and completed work sheets.

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

Anthony DiMauro moved to Deny a variance for James Roncone. Stephen Stephenson seconded. Voted in favor.

CASE #19-10 LISA HEPWORTH

Lisa Hepworth was present.

Anthony DiMauro moved to accept Case #19-10 . Stephen Stephenson seconded. Voted in favor.

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Ms. Hepworth provided a drawing of the proposed deck. She advised that she wanted it to be "L" shaped approximately 16-20 feet to the right and 10-12 feet to the left.

Harry Hotaling asked if she had a plan showing the exact dimensions. She replied no.

Joshua Freed noted that the Board needed to see a plan with exact dimensions and setbacks drawn to scale before they can proceed.

Anthony DiMauro moved to Continue Case #19-10 to October 22, 2019. Jonathan Leer seconded. Voted in favor.

The meeting was adjourned at 9PM.

Recorded and transcribed by Jane Boucher  
Pending Approval by the Board of Adjustment