

BOARD OF ADJUSTMENT
DEERFIELD, NEW HAMPSHIRE
SEPTEMBER 22, 2020

MINUTES OF MEETING

PRESENT VIA ZOOM; Board members Joshua Freed, George Thompson, Jonathan Leer, Anthony DiMauro. Alternate member Harry Hotaling, secretary Jane Boucher.

7PM Chair Joshua Freed called the meeting to order and appointed Harry Hotaling to sit as a voting member.

APPROVAL OF MINUTES

George Thompson moved to approve the minutes of August 25, 2020. Jonathan Leer seconded. Voted in favor.

7:10 The Board recessed at this time.

7:15 The meeting was called back to order.

Joshua Freed read the Notice for Case #20-06
Ronnie Labore, 3 Brown Road, Deerfield, NH for property at same address, for the purpose of building an addition on his home is requesting a variance from Article II, Sections 204., 204.1 and 207.3 for yard dimensions.

Ronnie Labore and abutter Craig Dostie were present via zoom.

Chair Freed explained procedure.

Jonathan Leer moved and Anthony DiMauro seconded to accept Case 20-06. Voted in favor.

Ronnie Labore explained that would like to expand the master bedroom with a 20 x 28 foot addition. The side setbacks would be 34 ' and 38'. He noted that he had spoken with abutters who had no objection.

Craig Dostie said he had no objection.

7:27 The Board went into deliberative session and completed work sheets.

7:35 The Board came out of deliberative session. Anthony DiMauro moved to Grant a variance to Ronnie Labore for a 34 foot side setback. Joshua Freed seconded. Voted in favor.

7:40 George Thompson recused himself at this time.

7:40 Chair Joshua Freed read the Notice for CASE # 20-7"
Applicant /owner Edward Cross, 4 Thurston Pond Road, Deerfield,

NH for property on Range Road (Map 414 Lot 71) Deerfield, NH for the purpose of a subdivision is requesting a variance from Article II Section 325.3 for open space development.

Mr. Cross was advised that it was a four member Board sitting. Mr. Cross agreed to proceed.

Edward Cross was present via zoom along with abutters Nicholas Covatis and Susan Cunnamucio .

Chair Freed read Section 325.3 of the Ordinance "Required Open Space Development"

Jonathan Leer moved to accept Case #20-07. Harry Hotaling seconded. Voted in favor.

Mr. Cross explained that the Planning Board did approve a 3 lot subdivision for the property and he would like to subdivide the remaining land into five additional lots. He met with the Planning Board and presented plans for both a conventional and open space subdivision. The Planning Board could not waive the requirement for Open Space and indicated that they would prefer to see a conventional subdivision on the site. (Copies of minutes of the meeting were forwarded to the ZBA.)

Mr. Cross explained that creating a five lot conventional subdivision would fit better with the character of the neighborhood. No new road would be created.

Mr. Cross indicated that if he is not granted a variance he will apply for an Open Space Subdivision creating five new lots. He felt that a conventional subdivision would have less impact and be more private.

8:15PM The Board went into deliberative session.

Anthony DiMauro noted that Open Space does preserve the environment and the Planning Board's decision should be considered.

Joshua Freed felt Open Space Zoning had been approved by the residents and he felt fits better.

8:20 The Board came out of deliberative session and asked Mr. Cross about the 100 foot no cut zone. Mr. Cross noted that zone was in the deed.

Mr. Cross said that he could spread house out to acquire more privacy with a conventional subdivision.

Board members questioned the issue of "hardship".

BOARD OF ADJUSTMENT 9/22/20

8:40 The Board went back into deliberative session and completed work sheets.

Anthony DiMauro moved to DENY the application for a variance for Edward Cross. Jonathan Leer seconded. Voted in favor unanimously.

Mr. Cross thanked the Board for their time.

8:55PM The meeting was adjourned.

Transcribed by Jane Boucher
Pending Approval by the Board of Adjustment