

BOARD OF ADJUSTMENT
DEERFIELD, NEW HAMPSHIRE
MAY 25, 2021

MINUTES OF MEETING

PRESENT: Present via zoom: Board members Joshua Freed, Jonathan Leer. Alternate members George Kelley IV, Amy Lockwood, Harry Hotaling. Also present Jane Boucher, secretary.

7:15PM Chair Joshua Freed called the meeting to order. Chair Freed appointed Harry Hotaling and George Kelley to sit as voting members.

APPROVAL OF MINUTES

Jonathan Leer moved to approve the minutes of April 27, 2021. Joshua Freed seconded. Voted in favor.

The meeting was recessed until 7:30PM.

7:30PM Chair Freed appointed Amy Lockwood to sit as a voting member.

Chair Freed explained procedure.

CASE # 21-05 J.BRIAN JUDD AND TORIN JUDD

Clerk Jonathan Leer read the Notice of Public Hearing by which J. Brian and Torin Judd, 96A Mount Delight Road (Map 410 Lot 25) are requesting a variance from Articles II, Section 204.1 and 207. for frontage setback on a public highway for the purpose of building a single-family dwelling on a new sub divided property.

J. Brian Judd and Torin Judd were present via zoom.

Harry Hotaling moved to accept Case # 21-05. Jonathan Leer seconded. Voted in favor.

George Kelley questioned if the applicants should go to the Planning Board first for a subdivision.

Joshua Freed replied that they go first to the ZBA for a variance and then to the Planning Board.

Mr. Judd said that they have 48 acres and would like to subdivide a lot for their daughter to build a home. They do have a 50 foot right of way but not adequate frontage.

Amy Lockwood referred to Section 207.1B of the ordinance "In the alternative, provided all requirements for lot dimension of this Ordinance can be met, up to four single family dwellings

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may be constructed on lots which front a private way."

Joshua Freed noted that clearly the applicants can do this without a variance.

No one spoke in favor or in opposition.

7:50 The Board went into deliberative session.

George Kelley felt this was not a hardship.

Board members completed worksheets.

8:PM The Board came out of deliberative session.

Jonathan Leer moved to Deny the request for a variance for J. Brian and Torin Judd. George Kelley seconded. Voted in favor. It was unanimous.

8PM CASE # 21-06 JULIE DECOSTA AND GIGI KLIPA 19 CANDIA ROAD
Julie DeCosta and Gigi Klipa were present via zoom.

Clerk Jonathan Leer read the Notice of Public Hearing by which Julie DeCosta and Gigi Klipa, 19 Candia Road were requesting a variance from Article II, Sections 204.1 and 207.3 for setbacks, for the purpose of building an attached mudroom and garage.

George Kelley moved and Jonathan Leer seconded to accept the application. Voted in favor. It was unanimous.

The application submitted indicated that the setback would be approximately 27 feet. Board members questioned if that would adequately cover the necessary setback. Ms. DeCosta replied that she was not certain.

Joshua Freed questioned the back corner of the proposed awning. Board members also discussed the location of the well and any impact this proposal would have.

Chair Freed advised Ms. De Costa and Ms. Klipa that if they wished to, they could Table this application until the June meeting in order to confirm any information on the plan.

They agreed to Table the application in order for them to discuss this further with their builder.

George Kelley moved to Table Case # 21-06 until June 22, 2021 at 7:30PM. Jonathan Leer seconded. Voted in favor. It was unanimous.

OTHER BUSINESS

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Chair Freed advised that Board member Stephen Stephenson had resigned. He noted that the Board will need to elect a chair, as he will be stepping down.

The meeting was adjourned at 8:30PM.

Transcribed by Jane Boucher
Pending Approval by the Board of Adjustment