

TOWN OF DEERFIELD, NH
ZONING BOARD OF APPEALS
George B. White Building
8 Raymond Rd. Deerfield, NH 03037

April 23, 2024
Meeting Minutes - Draft

Meeting called to order at 7:00 PM.

Roll Call: Present - Spencer Tate, Amy Lockwood, George Thompson, James McDonald
Not Present - Skip Kelley, Tony DiMauro, Kendra Cohen, Jeff Caira, Rob Prieto

Approval of Minutes: Ms. Lockwood made a motion to approve the minutes of the 3/26/24 meeting as written, seconded by Mr. Thompson. All in favor.

Continuing Business:

The board discussed vacancies. This is the last meeting for both Ms. Lockwood and Mr. DiMauro. Their positions, clerk and vice chair, will both be vacant starting next month. Mr. Thompson said he would be willing to serve as vice chair if no one else wanted to. Mr. McDonald said he is not comfortable volunteering with his limited experience. Mr. Tate suggested to him that he understudy for this year. Ms. Lockwood said she will train the new clerk.

New Business:

George and Guenevere Hiotis 180 North Road Required: Article II, Section 204.1 and 207.4: Setbacks to side yard property lines 37.5 feet Variance Requested: Applicant proposes a 15-foot setback from the south/west rear property line for a deck with stairs where a 37.5 foot setback is required: Mr. Thompson made a motion to accept the application, seconded by Mr. Tate. All in favor, application accepted. The board discussed other options with the applicant and asked questions. Mr. Tate said this is not a large deck and the lot is already non-conforming.

Public Comments: Two abutters spoke in favor but did not give their names.

Mr. Thompson made a motion to approve the variance, amending the application so stairs come off the side of the deck to allow more setback. Ms. Lockwood seconded the motion. All in favor. Variance approved with a 30 day window to appeal.

Michael Salvato Reservation Road Required: Article II, Section 210.8.E: For lots created after the adoption of this amendment (March 14, 2006), no structure shall be erected within one hundred (100) feet of any wetlands. Variance Requested: Applicant proposes an 85-foot setback from wetlands for the building of a new dwelling where a 100-foot setback is required: Mr. Thompson made a motion to accept the application, seconded by Mr. McDonald. All in favor, application accepted. The board asked the applicant questions about all other possibilities other than granting a variance. The applicants said other options would present a financial hardship to them.

Public Comments: None

Mr. Tate stated this is a new lot, not an established lot. He said the setback was noted on the plans when subdivided. He doesn't see the land as being difficult to construct on, nor does he see a hardship that would require a variance. Ms. Lockwood said that state statute prevents them from considering financial hardship as a hardship for a variance. Mr. Thompson said he would be in favor as the applicants seem environmentally conscientious based on their testimony and that an 85' setback isn't that much less than the 100' setback that would be compliant.

Mr. Thompson made a motion to grant the variance, seconded by Ms. Lockwood. There was one vote in favor of the motion, three opposed, none abstained. Motion failed. Variance was not granted. The applicants were told they have 30 days to appeal the decision and can also file an appeal with the housing appeals board.

Meeting was adjourned at 9:02 PM.

These minutes were transcribed and respectfully submitted by
Tina St. Peter, Recording Secretary
Pending approval by the Zoning Board of Appeals