

DRAFT, SUBJECT TO REVIEW, CORRECTION AND APPROVAL

DUNBARTON ZONING BOARD OF ADJUSTMENT

MONDAY, SEPTEMBER 9, 2013

DUNBARTON TOWN OFFICES – 7:00 P.M.

The regular monthly meeting of the Dunbarton Zoning Board was held at the above time, date and place with Chairman John Trotter presiding. The following members were present:

John Trotter, Chairman
David Nault, Vice-Chairman
Alison Vallieres, Secretary
Dan DalPra
Wayne Bracy
Michael Kaminski, Alternate

Other Town Officials:

Kelly Dearborn-Luce, Building, Planning and Zoning Department

Members of the Public:

Jason Syverson
John and Katherine Daly

John Trotter, Chairman, called the meeting to order at 7:00 p.m.

Meeting Posting:

The Chairman verified with the Secretary that the meeting notice had been posted in two public places throughout the Town and published in the Concord Monitor for one day. In addition, the notice was posted on the Dunbarton Web Page.

APPROVAL OF PREVIOUS MEETING MINUTES - MONDAY, AUGUST 12, 2013

MOTION:

Dan DalPra made a motion that the Dunbarton Zoning Board of Adjustment approve the minutes of the previous meeting of Monday, August 12, 2013 as written. **Michael Kaminski** seconded the motion. The motion passed by a majority vote with **John Trotter** abstaining because he was not present at the August 12, 2013 meeting.

7:00 P.M. - PUBLIC HEARING - JASON AND BETHANEE SYVERSEN (11-01-13) REQUEST A VARIANCE TO ARTICLE 4, SECTION B. DIMENSIONAL REGULATIONS OF THE DUNBARTON ZONING ORDINANCE TO ALLOW THEM TO ADD A MUD ROOM AND TWO BAY GARAGE TO THE CURRENT HOME CLOSER THAN THE REQUIRED SETBACK AT THEIR PROPERTY LOCATED AT 27 NORTH WOODS ROAD IN THE LOW DENSITY DISTRICT IN DUNBARTON, NH

Jason Syversen, applicant, appeared before the Zoning Board of Adjustment to present their application for a Variance as follows:

1. Presented the Board with a Plot Plan which was done on 9/13/2004. This was used for a request for an Equitable Waiver for a well.
2. Stated that they needed to build a garage and a mud room closer than the required setback to the north boundary.
3. Stated the garage would be 28' x 28 and the breezeway/mud room would be 15' x 15'
4. Noted that because it would be attached to the existing house, it would require a sprinkler system.
5. Stated that there are no other buildings remotely nearby and the corner of the garage will still be 30+ feet from the adjacent wooded lot.
6. Stated that no buildings encroach on each other. There is significant undeveloped, wooded property with plenty of privacy and space on the north. The variance is for a residential garage.
7. This variance will allow the homeowners to build an always planned garage to shelter personal vehicles. All other houses on the road have garages.
8. Noted that the bulkhead would still be accessible by moving the garage more to the front.
9. Stated that he worked out this plan with Jacques Belanger and at least five contractors.
10. Stated that when they moved in, they had two children. Now they have four children. In addition, they are considering adopting three additional children. This means that we need a large vehicle and need to have a garage to store it in. Would like to have the breezeway so we would not have to unload groceries and children out into the elements, etc.

Board Discussion:

Mike Kaminski stated that the plan didn't reflect the bookend issue. Should have planned for the garage on the other side of the house.

David Nault asked to see the original garage design.

Members of the Board indicated there were other alternatives to building a garage beside too close to the property line. He could move the garage to the front of the house or a little to the rear. There was also the possibility of building a smaller garage with a smaller breezeway to be able to meet the setback requirements. The Board noted he could also build a detached garage.

Jason Syversen stated it would cost him \$20,000 to build a road to go over the wetlands in order to get to the garage.

All members of the Board agreed that they needed an up to date Plot Plan in accordance with the Dunbarton Zoning Board of Adjustment application for appeal showing property lines, locations of wells, septic system, wetlands, exact size and location of the proposed breezeway and garage along with the bulkhead location before they would be able to make a decision. The plan needs to show all the existing conditions to scale. Should be a 20' or 40' scale so the Board can identify conditions.

The Board strongly suggested to the applicant that if there is any other alternative to locate the garage on the property, it should be considered. If there was any other alternatives, there would be no Hardship which is a requirement for a Variance.

Katherine Daly, abutter, asked if this Public Hearing is postponed to another date, will we be notified, etc.? Noted that they will be notified.

She stated they were the abutters on the north of the property next to the proposed garage. She stated they purchased this additional lot when they bought their house in hopes of selling it for retirement and they felt that the proposed garage would affect the value of the lot. She and her husband John Daly, presented a written statement for the record opposing the granting of the Variance. (attached)

MOTION:

David Nault made a motion that the Dunbarton Zoning Board of Adjustment continue the Public Hearing for the Jason and Bethanee Syversen request for a Variance to construct a garage and breezeway closer to the boundary than the ordinance allows until such time as the applicants are prepared to come back with the requested information. Alison Vallieres seconded the motion. The motion passed unanimously.

There being no further business, the following motion was made:

A motion was made, seconded and passed unanimously to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

Alison R. Vallieres, Secretary

