

MINUTES

The Francestown Zoning Board of Adjustment met 8 February 2024. Present were S. Jonas, C. St. Jean, S. Brock, S. Pitman and S. Little.

The first case heard was the application of Mr. Courtright. Mr. Courtright subsequently withdrew his request for a variance by email dated February 10, 2024 addressed to Ms. Finnell, the town clerk. As the request is withdrawn this preparer sees no utility in further elaboration.

The second matter heard was the application of Elizabeth Dunning for a variance to allow a three stall horse structure at 25' from the property sideline, where the ordinance requires 50'. The property address is 1115 Second N.H. Turnpike North, Tax map 10, lot 1-4. The abutters on that side of her property, Mr. and Mrs. Whitcomb, wrote to the Board expressing no objection and supporting the request. Ms. Dunning explained that the site avoided her well, had electricity and water easily at hand, and locating the site north of the driveway involved an intrusion into wetlands. The proposed stable is adjacent to an existing shed and is 200' from Old County Road, North. The proposed stable is a permitted ancillary use to a residence, is in keeping with the rural neighborhood, has no ill effect on abutting property values and achieves substantial justice by not intruding into wetlands north of the drive. No one addressed the Board pro or con. A site visit is set for March 8, 2024 at 5:15 pm. The matter is continued until March 14, 2024 at 7 pm.

The third matter before the Board was the application of Mr. Bitterli for a special exception for a retail store and cafe at 1 Main Street, Tax map 13, lot 4. The criteria for a special exception were set forth in the application and reviewed by Mr. Guida of Fieldstone Consultants and Mr. Bitterli to which application reference is made for the discussion of the criteria. Mr. Guida explained the proposed septic system, a new one only for this use and separate from the residence. Parking would be on Main Street, the town office lot and the town hall lot.

Ms. Dixon, Mr. Griffin, Ms. Tripp, Mr. Begley and Mr. St. John all spoke in favor and urged the requested special exception be granted. The Francestown Improvement and Historical Society wrote to the Board supporting the requested special exception application. No one spoke against the proposal.

The Board then closed the public participation in the hearing and proceeded to deliberations. The Board first decided that as the cafe is in an existing building and the 200' foot setback for a new restaurant is not applicable. On Motion by S. Brock and second by S. Pitman, the Board unanimously granted the request for a special exception subject to the representations in the application, to site plan approval, to all necessary State approvals, to the limitation of one catered "Pop-up" dinner per month, and to deliveries be by van or straight/box truck, no semi-trailer units.

The Board approved the minutes and notice of decision in the Marsha Dixon matter heard the prior month.

Respectfully submitted
Silas Little
12 February 2024