

**TOWN OF FRANCESTOWN
ZONING BOARD OF ADJUSTMENT**

NOTICE OF DECISION

On May 9, 2013, the Francestown Zoning Board of Adjustment unanimously voted to grant George Cilley, Jr. of 561 Pleasant Pond Road, Francestown, NH, a special exception to allow a retail store/farm stand/grain and local products at 561 Pleasant Pond Road, Francestown, NH, Tax Map 8, Lot 90. The Board found that each of the five (5) criteria required to be met for a special exception was satisfied by the application of George Cilley.

Any person wishing to contest the decision of the Zoning Board of Adjustment has thirty (30) days from the date of the decision in which to request a rehearing. The requirements for a rehearing are addressed in New Hampshire Revised Statutes Annotated Chapter 677, Section 2, to which attention is invited.

Dated: May 14, 2013



Silas Little

**TOWN OF FRANCESTOWN
ZONING BOARD OF ADJUSTMENT**

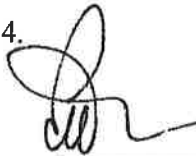
NOTICE OF DECISION

The Francestown Zoning Board of Adjustment granted the variance application of David A. Jonas Revocable Trust, 271 Ferson Road, Francestown, NH on June 13, 2013 to install a septic system as shown on the Plan prepared by Fieldstone Land Consultants, PLLC "Proposed Sewage Disposal System Plan Tax Map 6, Lot 26 (#273 Ferson Road) Francestown, New Hampshire Land of David A. Jonas Rev. Trust Plan Prepared for JCL Septic P O Box 478 Bennington NH 03440" dated May 22, 2013 and stamped by Christopher A. Guida NH License designer of Subsurface Disposal Systems, which installation results in less than 100 feet separating the tank and leach field from the edge of wetlands.

The Minutes reflect the Board found the Applicant met the requirements to obtain a variance. The Board specifically noted that although the proposed septic system does not comply with the Zoning Ordinance, it is a replacement for a non-conforming septic system which is in fact closer to the wetland boundary both with respect to its leach field and its tank.

Any person wishing to appeal the decision of the Zoning Board of Adjustment must file a Motion for Rehearing pursuant to the statute with the Zoning Board of Adjustment within thirty (30) days from the date of the decision, to wit, June 13, 2013. See New Hampshire Revised Statutes Annotated Chapter 677, Section 2, and Section 4.

Dated: June 17, 2013



Silas Little

NOTICE OF DECISION

On July 11, 2013, the Francestown Zoning Board of Adjustment unanimously granted a special exception to William and Christina Wohle to operate a commercial retail establishment under the provisions of Article VII, Section 7.12 for approximately 500 to 600 square feet with hours of 8:30 a.m. to 6:30 p.m. 7 days a week **provided** that Mr. and Mrs. Wohle file with the Zoning Board of Adjustment the approval of the Francestown Fire Chief or Board of Selectmen for the proposed use and showing compliance with provisions of the Life Safety Code and **provided further** that Mr. and Mrs. Wohle file with the Zoning Board of Adjustment either a driveway permit from the NH Department of Transportation or a letter from the NH Department of Transportation stating that a driveway permit is not required for this use.

Date: July 12, 2013



Silas Little

Any person aggrieved by the decision of the Zoning Board of Adjustment shall file an application for rehearing within thirty (30) days of the date of the decision, July 11, 2013, under the provisions of New Hampshire Revised Statutes Annotated Chapter 677, Section 2.

NOTICE OF DECISION

The Francestown Zoning Board of Adjustment voted on October 26, 2013, unanimously, to deny the application of Clare McCarthy for a variance from the side line setback to build a shed closer than 50 feet from the property sideline at 273 Woodward Hill Rd, Tax Map 3, lot 40.

The Board determined that no hardship unique to the land was present as a shed of the dimensions proposed could be placed outside of the setback and in the approximate location desired by the applicant.

Dated: 28 October 2013

Silas Little

Notice: A motion for rehearing must be filed within 30 days of the decision if review of the decision is to be sought by a Court. Please consult the statutes NH RSA 677:1 et seq. and an attorney if such review is sought.

NOTICE OF DECISION

On Tuesday, November 26, 2013, the Frankestown Zoning Board of Adjustment GRANTED the application of SNH Development for a variance to Article III, Section 15 to permit the newly installed lighting fixtures LL-P-1 to the summit, MM 1-4, FE 1-5, and SS-2 placed on the ski area in 2012 on the EXPRESS condition that the newly installed lights shall have visors/shields added to the fixtures to reduce to the greatest extent possible the spill and light above the horizontal plane. In granting the variance, the Board recognizes that if additional lighting becomes required, a further application for a variance is not required provided the additional lighting has the same visor/shield assembly.

With the condition imposed, the board found that the applicant met the criteria for a variance by a 4-0 vote:

1. The public interest is served as the essential character and basic objectives of the ordinance are met.
2. The spirit of the ordinance is met as the visors/shields support the rural character of the town and permit the recreational use for a ski area.
3. Substantial justice is accomplished as the use is permitted and the visors/shields minimize the public loss.
4. Abutting property values are not adversely affected as both opinion letters from relators and the abutting condo associations support the application
5. Unnecessary hardship exists as the ski area is distinguished from other properties in town, the use of visors/shields is reasonable and the existing lighting regulation does not reasonably address lighting of ski areas.

2 December 2013

silas little for the Board