

FRANCESTOWN ZONING BOARD OF ADJUSTMENT
MINUTES OF MEETING OF APRIL 9, 2020

The Francestown Zoning Board of Adjustment met on April 9, 2020 at 7:30 p.m. Silas Little was at the Town offices, lower level, with Mr. and Mrs. Fletcher Taft. Board Members Cindy St. Jean, Susanna Jonas, Scot Heath and Ralph Lavallee participated by conference call. Also present on the conference call were KM Pobst and Janet Hicks.

The application of Mr. and Mrs. Taft, together with a supporting letter from Mr. Taft dated March 15, 2020 had been circulated to the Board members prior to the hearing.

Silas Little acted as chair. Mr. Taft went over the application and discussed the issues created by locating the proposed shed in a different location. Specifically, no location would solve both setback distances created under the zoning ordinances. Moving the shed away from the sideline to create the 50' separation would require a greater variance in the wetland's setback as it would be closer to the wetlands. In addition, Mr. and Mrs. Taft replaced their septic system recently and the septic system effluent disposal area reaches into the side yard. Mr. Taft explained the shed would be on pressure treat and have no permanent foundation. The shed would have no running water provided to it. A garden hose would be used for a water source. Mr. Taft explained that the existing foundation wall is higher on the New Boston Road side and that toward the back of the existing foundation, the ground is one level in and out of the foundation.

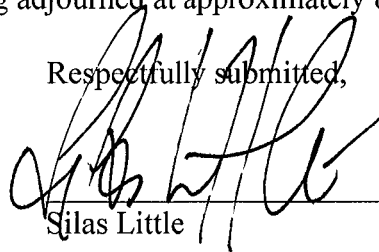
Scot Heath reported the Conservation Commission supported the application for a variance where it impacted the setback from the wetlands. No abutters appeared. No one wrote in opposition.

The five (5) criteria for each variance were reviewed at one (1) pass through. The five (5) regular members of the Board participated in the vote and all voted in favor of the applicants on each

of the five (5) criteria and for the grant of the two (2) variances requested under Articles II, Section 2-A.2.6(b) and Article III, Section 3.10(b) with the provision in the grant of the variance that there be no water to the shed except that provided by a garden hose.

The Zoning Board of Adjustment meeting adjourned at approximately 8:00 p.m.

Respectfully submitted,

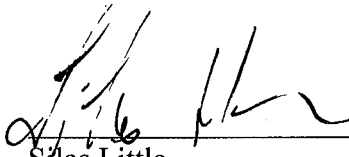


Silas Little

TOWN OF FRANCESTOWN
NOTICE OF DECISION

The Francestown Zoning Board of Adjustment granted the variances requested by Mr. and Mrs. Fletcher Taft to permit the placement of a 10'x12' potting shed within the sideline/rear setback of 50 feet (Article III, Section 3.10(b)) and within the 100-foot setback from wetlands (Article II, Section 2-A.2.6(b)) by unanimous vote of the Board participating in the meeting by conference call with one member, Silas Little, present at the announced meeting place together with the applicants, Mr. and Mrs. Taft.

Date: April 13, 2020



Silas Little