

TOWN OF FRANCESTOWN
MINUTES

The Francestown Zoning Board of Adjustment met on Thursday, August 12, 2021 at the Town Meeting Hall, 2nd floor, at 7:00 p.m. to hear the application of The Smart House, LLC. The Smart House, LLC has applied for a Special Exception to construct a driveway through wetlands and within the wetland buffer under Article II, Section A.2-4(a) in order to access a building area on the lot.

Present were the following Board Members: Brad Howell (alternate), Sue Jonas, Marcy Tripp (alternate), and Silas Little. Jason Bolduc of Meridian Land Services, Inc presented the application on behalf of The Smart House, LLC. Present also was Jeff Gauthier, an abutter, and Richard and Cathy Eby.

Jason Bolduc presented the application. Prior to commencing the hearing, Mr. Bolduc was informed the Board had only four (4) members and that he had the right to request a full Board of five (5) members. Statute requires the affirmative vote of three (3) members of the Board and with less than a full Board, there is the possibility the application would not be favorably acted on.

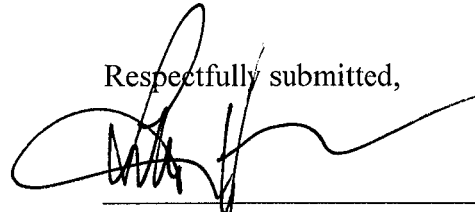
As part of the filing, Mr. Bolduc had submitted the application to the State of New Hampshire for a residential driveway crossing for Map 10, Lot 1 dated June 30, 2021. The Conservation Commission, through Betsy Hardwick, signed off on the application on July 12, 2021. Mr. Bolduc had a copy of the application with her signature. Mr. Bolduc stated the culvert was designed to handle a 50-year storm. He explained that no other relief from the requirements of the Francestown Zoning Ordinance was required to construct the single family house.

Mr. Gauthier stated he had no objection. Mr. and Mrs. Eby offered no comment.

The Board proceeded to review the requirements under the Francestown Zoning Ordinance for a Special Exception, vide, Article II, Section A.2 and Article VII, Section 7.1.2. The Board determined that each of the requirements were met. Upon motion of Marcy Tripp and seconded by Sue Jonas, the Board voted four (4) in favor and none opposed to grant the request for a Special Exception on the condition that the Wetland Permit Application dated June 30, 2021 be followed with respect to the wetland crossing and the location of the driveway in the wetland buffer and further that should the Water Division, Land Resources Management Wetlands Bureau of the New Hampshire of Environmental Services impose additional requirements, that those requirements also be followed.

Date: August 16, 2021

Respectfully submitted,



Silas Little