

TOWN OF FRANCESTOWN
MINUTES

The Francestown Zoning Board of Adjustment met on Thursday, September 12, 2019 at 7:30 p.m. at the Town offices, lower level, 27 Main Street, Francestown, NH to consider the application of Paul Bellino of 125 Red House Road, Francestown, NH for a variance to permit the construction of a 20' x 30' shed approximately 25' from the rear property line where Article III, paragraph 3.10 of the Francestown Zoning Ordinance requires a 50' setback.

Present for the hearing were Board members Sue Jonas, Cindy St. Jean, Marci Tripp, Scot Heath, and Silas Little. Also present was alternate Kevin Pobst. Mr. and Mrs. Paul Bellino were present as was an abutter, Richard Daggy (formerly Hormoz Soheili).

Mr. Bellino presented the application. A drawing showing the location of the proposed shed together with a floor plan was part of the application. Mr. Bellino read the application. When questioned on the issue of hardship, both Mr. and Mrs. Bellino spoke to the desirability of having the shed located other than where it would be in view of the bedroom of their house.

Richard Daggy, the abutting lot owner where the shed would be closer to the property line than the Zoning Ordinance requires, spoke in favor of the application.

The Board decided on a site walk and adjourned the meeting to September 16, 2019 at 5:30 p.m. at 125 Red House Road, Francestown, NH.

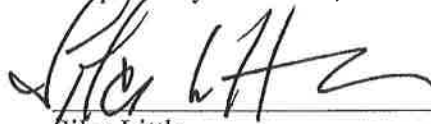
The Board conducted a site walk on September 16, 2019 at 125 Red House Road. Present were Mr. and Mrs. Bellino, the members of the Board sitting, Kevin M. Pobst, alternate, and Bruce Harrington. Mr. Bellino had staked out where the shed was proposed to be. When questioned as to why the shed could not be moved closer to the pond, away from the property line, and meet the

50' setback, Mr. and Mrs. Bellino expressed their opinion that aesthetically that location was not acceptable.

The Board then reconvened at the Town offices at approximately 5:50 p.m. After brief discussion, a motion was made by Marci Tripp and seconded by Sue Jonas that no hardship within the meaning of the ordinance and the statute was demonstrated by the applicant and that from the site inspection, other locations which would meet the setback requirement were available on the parcel. The vote of the Board members was 4 to 1 to deny the variance. The remaining four (4) criteria to obtain a variance were not discussed as the Board felt the manifest lack of hardship because of available alternative locations on the lot rendered further discussion of the application unnecessary.

The Board adjourned at approximately 6:00 p.m. on September 16, 2019.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Silas Little', written over a horizontal line.

Silas Little

19 September 2019