

TOWN OF HENNIKER
JOINT PLANNING BOARD and ZONING BOARD OF ADJUSTMENT

December 10, 2008

Draft Minutes

Planning Board Members Present: Kristin Claire, Chairwoman; Ron Taylor, Scott Osgood; Selectman, ex-officio; Leon Parker, Alternate Selectman, ex-officio; Terry Stamps; Kellie Dyjak; Ed Miner, Alternate

Zoning Board of Adjustment Members Present: Doreen Connor, Chairwoman; Bob Stamps; Gigi Laberge; Kris Blomback; Jeff Connor

Others Present: Laura Scott, Planning Consultant; Jennifer Astholz, Recording Secretary; Pete Dooley; Lori Runsmeier; Art Siciliano; Jennifer McCourt; Rick Patenaude; Wayne Patenaude

Public Hearing

Zoning Board Case 2008-110 Area Variance

A request has been made for an Area Variance from 133-40. The applicant, Joseph Dooley, is requesting an Area Variance from the 200' frontage and 2 acre lot size requirements listed in 133-40. The applicant is proposing a Lot Line Adjustment for two currently non-conforming grandfathered lots, Map 1 Lot 279-A and Map 1 Lot 279-J, located on Foster Hill Road in the Rural Neighborhood (RN) Zoning District.

Kristin Claire, Planning Board Chairwoman, called the meeting to order at 7:00 pm. She read the public hearing notice. It was noted that the Boards will hear the case jointly, and the ZBA will decide the case. Ms. Claire stated the Ed Miner will be voting in Jim McElroy's absence.

Laura Scott stated that the Mr. Dooley, the applicant, and his representative, Art Siciliano, are present and ready to make their presentation. She stated there is a question as to whether the Planning Board can approve a Lot Line Adjustment as they are nonconforming lots. The Planning Board sent the case to the Zoning Board of Adjustment for a ruling. Neither lot will be conforming in regard to acreage and frontage after the Lot Line Adjustment.

Art Siciliano showed the plans for the requested Lot Line Adjustment. He stated that the lot line adjustment will adjust Lot 279-A from 1.34 acres and 252.85' of frontage to 1.51 acres and 247.84' of frontage and will adjust Lot 279-J from 5.80 acres and 151.94' of frontage to 5.63 acres and 156.95' of frontage. He stated that the applicant would like a little more yard for the house. No buildable area is being taken away.

Doreen Connor confirmed that a conforming lot in this zone is 2 acres and 200' of frontage.

Mr. Siciliano stated that the Fire Department and Highway Department have reviewed and signed off on the driveway plan.

Chairwoman Connor asked if the ZBA members had any questions about this case.

Mr. Siciliano stated that he is not aware of any other towns that require a variance for this type of case. He then read the answers from the application for the Area Variance.

Ms. Laberge clarified that the purpose of the request is for the lot line to be further away from the house. Mr. Siciliano confirmed this.

Chairwoman Connor opened the public hearing for comments at 7:13 pm. Hearing no comments for or against the application, the public hearing was closed. She then opened Board deliberations. The Board members had no comments.

Kris Blomback **MOVED** to approve Zoning Board of Adjustment Case 2008-110. Jeff Connor **SECONDED** the motion. Motion **PASSED UNANIMOUSLY**.

Vote: Ms. Connor – Yes Mr. Stamps – Yes Ms. Laberge – Yes
 Mr. Blomback – Yes Mr. Connor – Yes

Chairwoman Claire called a recess at 7:15 pm.

Respectfully submitted,

Jennifer Astholz
Recording Secretary