

ZONING BOARD OF ADJUSTMENT MEETING
NOVEMBER 7, 2013

PRESENT: Wendy Freeman, Chairman, David Lage, Marianne Graham, Becky Doyle, Joanne Meshna

The meeting was called to order at 6:30 p.m. at the Town Office.

6:30 p.m. Richard and Marilyn Aho - Submission of a variance application:

Mr. Michael Plouff from Fieldstone Land Consultants and Mr. Aho were present to submit the application. The application is for a variance from Article XII.A. of the Zoning Ordinance. Mr. Plouff stated that the ordinance requires 200 feet of frontage on a Class V or better road. Mr. Aho is proposing a two lot subdivision of lot 9/63-5-1 and when he appeared before the Planning Board, they referred him to the Zoning Board for a variance for the frontage on the road. There is 234 feet of frontage for the new lot that will be created by subdivision. Oak Hill Road is a private road with a 50 foot wide public access over it. It does not have a classification. Mr. Plouff gave a brief history of the development in that area.

The Board reviewed the Zoning Ordinance and RSAs for reference to subdividing on Class V roads or better and/or subdividing on private roads. They noted that Article XII. A. of the Zoning Ordinance states "minimum road frontage in feet" is 200. It does not refer to a classification. The Board also reviewed the Subdivision Regulations and the definition of frontage which states "Shall mean the width of the lot measured along a common boundary with 200 foot frontage on a town approved road, Class V or better" and the definition of frontage in the Zoning Ordinance which states "The width of a lot measured along its common boundary with an approved public street. In case a lot fronts on more than one street, the common boundary on only one of the streets may be used to measure the width of the lot."

The Board denied acceptance of the application based on the fact that Article XII.A. of the Zoning Ordinance requires 200 feet of frontage and the applicant has 234 feet of frontage. There is no relief to be granted by the Zoning Board. The Board also noted that there appears to be a discrepancy between the definition of frontage in the Zoning Ordinance and the Subdivision Regulations. The applicant withdrew his application.

7:40 p.m.:

The minutes of the June 13, 2013 meeting were reformatted. David made a motion to approve the minutes as amended. Marianne seconded the motion and it passed unanimously.

David made a motion to approve the minutes of the July 11, 2013 meeting. Becky seconded the motion and it passed unanimously.

The minutes of the meeting on July 18, 2013 were reformatted. Marianne made a motion to approve the minutes as amended. David seconded the motion and it passed unanimously. Marianne commented that during discussion with Dollar general the Board knew New Ipswich did not have a historic district. The discussions about the historic village district were in reference to the historic buildings in the village district and New Ipswich being on the National Registry of Historic Places.

Joanne was appointed as a regular member for the motion on the minutes of the August 1, 2013 meeting. David made a motion to approve the minutes. Joanne seconded the motion and it passed unanimously.

The minutes of the August 22, 2013 meeting were reformatted. Becky made a motion to approve the minutes as amended. Marianne seconded the motion and it passed unanimously.

8:40 p.m.:

Becky made a motion to enter into a non public session to discuss pending litigation and attorney communication. David seconded the motion and it passed unanimously.

9:00 p.m.:

David made a motion to return to public session. Becky seconded the motion and it passed unanimously. David made a motion seal the minutes of the non public session. Marianne seconded the motion and it passed unanimously.

The Board will meet on Thursday, November 14 at 6:30 p.m. to discuss pending litigation and attorney communication.

The meeting adjourned at 9:15 p.m.

Respectfully submitted,

Joanne Meshna, Land Use Manager