

**Town of Northumberland
19 Main St.
Groveton, New Hampshire 03582**

**ZONING BOARD OF ADJUSTMENT
Minutes
Monday, June 29, 2015 - 7:00 PM
MEETING ROOM - 10 STATION SQUARE
Groveton, NH**

Board Members present: Keith Young, Joseph Kennett, Dave Auger
Others present: Chet Savage, Elaine Gray, Rebecca St. Cyr - Recorder

K. Young, Acting Chairman, opened the meeting at 7:01 pm

1. Minutes of November 17, 2014 meeting

Motion to accept by: Dave Auger

2nd by: Joseph Kennett, All in Favor 3-0

2. **Welcome New Board Members** – Welcome to Joseph Kennett and Jeffrey St. Cyr as new Board members. Kent Holden decided not to renew his term.

3. PUBLIC HEARING-

K. Young opened the Public Hearing at 7:03 pm

<p>Case #Z15-01: Jeffrey A. Savage, Sr. is seeking an Area Variance for building a 30' X 30' 2-car garage on their lot, and would not meet the Town's minimum setback of 75' from the center of the road. The parcel is zoned Agricultural and consists of 1.61 acres. It is located at 30 Lost Nation Rd. on Map 256 Lot 17.</p>
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Chet Savage stated he was representing the applicant (his cousin) as Jeffrey Savage, Sr. was unable to attend.

The Board reviewed the application and map. The proposed use would not diminish surrounding property values. It will benefit the public interest because the structure will look good and provide taxes for the Town. Denial of the variance would result in unnecessary hardship to the owner because with the proper set back the structure would be sitting on the septic system. Granting would do substantial justice because this is the only place on the property that is not being used by others and himself.

The use is not contrary to the spirit of the ordinance because garages are allowed on agriculture zoned property.

Chet Savage said that he forgot to address the access, it is not directly onto Lost Nation Road, which is a State Road. The access to the proposed garage is onto an existing 50' right-of-way to the right of the garage. E. Gray said he should ask the State about a permit because it is considered a change of use for that right-of-way.

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E. Gray said they (the State) was notified via certified letter. C. Savage said the State contacted Jeffrey Savage to ask if he is looking for a new entrance. He will be using the existing entrance.

The camp is less than 75' from the center of the road, but it's been there for quite some time. K. Young commented that it's seems like a small lot to be agricultural zoned, its 1.6 acres. The setback for residential zoned property is 75' also.

Dave Auger said the setback is 75' from the center line, the new garage will be 35' and 40'. He asked if it can be pushed back closer to the septic system. C. Savage said they are within 2' of the septic now. The existing camp and camper are hooked up to the septic also. There is power to the camp, he didn't discuss running electricity to the garage. There are not any set back issues on the rest of the lot. E. Gray said all the abutters picked up their notices and she didn't hear from any of them.

All in Favor of granting the Area Variance – 3-0

The Public Hearing closed at 7:30 pm

Motion to go into Non-Public session by: Dave Auger
2nd by: Keith Young, All in Favor 3-0

Into Non-Public session at 7:30 pm.

4. **Zoning Board Letter of Support** – E. Gray read the minutes from a recent Non-Public Planning Board meeting regarding a potential real estate transaction. Dave Auger commented the information discussed is public and was on the NHPR website, he further discussed the article. E. Gray drafted a letter from the Zoning Board addressed to Bob Chapman in support of a new business. The Board reviewed and recommended a couple of revisions. J. Kennett asked about the warrant article for water and sewer for that area that was approved at Town Meeting; the approval was needed to apply for grants.

Motion to Adjourn the Non-Public session by: D. Auger
2nd by: J. Kennett, All in Favor 3-0

Into Regular session 7:48

The Board agreed to send the letter of support as revised.

All in Favor 3-0

5. **Any Other Business** – No other business was discussed.

Motion to adjourn by: K. Young
2nd by: D. Auger, All in Favor 3-0

Meeting adjourned at 8:50 pm.