

**TOWN OF CHESTERFIELD, NH
ZONING BOARD OF ADJUSTMENT**

**SITE MINUTES
October 17, 2015**

Present: Vice Chairman Harriet Davenport, Lucky Evans, John Perkowski and Alternate Roland Vollbehrr

Charles A. Donahue Revocable Trust requests a Variance from Article II Section 203.4 (A), 203.4 (B), 203.4 (C) and 203.6b (A), 203.6b (B) of the zoning ordinance to permit the renovation of and minor expansion of an existing dwelling located on an existing non-conforming lot. This property is located at 41 South Shore Road, Spofford, NH 03462 (Map 5A Lot B10) Spofford Lake District

Davenport opened the meeting with four members present. There was no representative or applicant in attendance at this meeting. With no one present to represent the applicant, Davenport stated that, due to the lack of a full board, the ZBA will make a decision.

Evans moved to continue this meeting at the next regularly scheduled meeting on November 10, 2015. The motion was seconded by Perkowski.

Discussion: Davenport stated that we need to document what the members are seeing at this site visit and the concerns. Perkowski suggested that past building permits be reviewed, possible variances or other issues of expansion of the building. He added that the board needs to look at the permeable and impermeable coverage. There is greater coverage than just replacing the footprint and there is a change of use in some of it, some decks are becoming inside and other open areas are being covered. Perkowski added that there are violations that need to be corrected, such as propane tanks on the property line.

Davenport stated that at the first hearing that there were concerns on the property owners part that there was rotting and stairways that were unsafe due to rotting. There were no rotting stairways, but there is rotting in areas due to backsplash. Vollbehrr noted that that rotting could be repaired.

Perkowski stated that in some cases the board has approved 20% coverage on a building lot and we know at lake properties we have on occasion allowed 50% and 60% in some cases, as long as we wouldn't be making the situation worse. In some cases the board has traded off space, such as Namaschaug Landing, and have had them put in permeable pavers so that we could take some impermeable driveway as tradeoff because we are trying to protect the lake for everyone in the town and not just for the people who are fortunate enough to live on it. Perkowski would also like to investigate the actual agreement that allows this property to use an adjoining septic system on an adjoining piece of property. Davenport added that that adjoining property is New England Village. Perkowski wants to get information as to whether the properties are on a full blown septic system or are they all seasonal with a holding tank. Our zoning says that you can't

expand a property if it has a holding tank for a septic system. Perkowski wants to know if this property is being used for a year round use.

Davenport called for the vote: The board voted unanimously to continue the meeting on November 10, 2015.

Adjourn: *Vollbehr made a motion to adjourn the meeting. McKeon seconded the motion, which carried unanimously.* The meeting adjourned at 10:00 a.m.

Respectfully submitted,
Patricia Grace
Secretary

Approved

Harriet Davenport
Vice Chairman, Zoning Board of Adjustment

Date_____