

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

**MINUTES
December 3, 2015**

Present: Chairman Burt Riendeau, Lucky Evans, John Perkowski and Alternates Kristin McKeon and Roland Vollbehr. Also present Jon McKeon, Selectboard Representative Harriet Davenport arrived at 6:30 p.m.

Absent: Renee Fales

Chairman Burt Riendeau called the meeting to order at 6:04 p.m.

1. 207.4 Driveway – Zoning Ordinance

McKeon noted that the Zoning Ordinance 207.4 A and 207.4 C needed clarification as was suggested by legal counsel during the past year. Riendeau stated that the spirit and intent of the ordinance 207.4C is that the driveway will cross the front setback and, at one time, cross the side setback one time into the adjacent lot one time to be in the conforming parts of the lot. He added that the ordinance is for one shared driveway for two lots and not one shared driveway for three lots and the second lot needs to be a conforming lot.

The board made for following amended changes to 207.4 A and 207.4 C as follows:

207.4 A Front Yard: Driveways shall commence from the front setback of a lot and shall cross the front yard spaces established by the front setback requirements.

207.4 C A shared driveway is allowed for a maximum of two conforming lots. Shared driveway must cross front setback of first conforming lot and shall cross the side setback to reach the second conforming lot. Such access and maintenance agreements shall be deeded on both lots.

Riendeau moved to accept the proposal for the changes of the Driveway 207.4 A and 207.4 C as amended to be submitted to the Planning Board for consideration. Perkowski seconded the motion, which passed unanimously.

2. 2016 ZBA Budget

The board discussed purchasing a Kindle or Ipad to have available during the meetings to assist in mapping or RSA information for the cases being discussed. It was suggested that Bill Vermouth for his recommendation of which model would best suit the ZBA needs.

Riendeau suggested that ZBA have a Legal Fees line item added to the budget for 2016. McKeon suggested using the number of hours for legal services. Information will be provided to the board on past legal fees required for ZBA issues in 2014 and 2015.

McKeon moved to add \$500 into the current budget proposal under General Supplies for a tablet. Davenport seconded the motion.

Discussion: A discussion ensued as to whether the electronic unit will be shared with the Planning Board. Perkowski suggested that each board have their own unit. Riendeau noted that the unit cannot be purchased until after March.

The motion passed unanimously.

3. Other Business

Jon McKeon noted that the Selectboard requests an interpretation from the ZBA on the Paquette property from the Notice of Decision that the notice excluded anything to do with a deck. McKeon noted that the code enforcement officer has indicated that there was not a deck. McKeon asked if a railing considered a wall or a structure. Riendeau noted that a railing is not in the Zoning Ordinance definition. Davenport stated that the decision was very clear that the decision was that there was not going to be a deck.

Riendeau stated that the ZBA will have an answer on the deck at the next meeting.

The Zoning Board of Adjustment met at the Chesterfield Town Office on December 3, 2015. Riendeau opened the meeting at 6:04 p.m.

Adjourn: *Riendeau moved to adjourn the meeting. Perkowski seconded the motion, which carried unanimously.* The meeting adjourned at 6:58 p.m.

Respectfully submitted,
Patricia Grace
Secretary

Approved

Burt Riendeau
Chairman, Zoning Board of Adjustment

Date _____