

ZONING BOARD OF ADJUSTMENT
FEBRUARY 2, 2017

PRESENT: Wendy Juchnevics-Freeman, Chairman, David Lage, Joanne Meshna, Lori Rautiola

The meeting was called to order at 7 p.m. the Town Office. Joanne was appointed to fill the vacancy of Walker Farrey.

7:00 p.m. Submission of a variance application – Dianne Somero: Diane Somero owns Map 7 Lot 57, Locke Road, Rural District. Carl Hagstrom (Monadnock Septic Design) was present to represent Mrs. Somero. The variance application is requested from Article X.D. to permit crossing a stream in order to access the building lot. Mr. Hagstrom stated the lot was landlocked and the owners recently had a lot line adjustment done in order for a driveway to access the property. This would be the only wetland crossing in order to access the property. Wendy stated the variance would also be from Article XII. A. of the Zoning Ordinance to cover minimum setback requirements as well.

David made a motion to accept the application as complete. Joanne seconded the motion and it passed unanimously. The public hearing was scheduled for March 2, 2017 at 7:00 p.m.

7:00 p.m. Public Hearing for a variance application - Dennis and Carol Alix, 36 Boynton Hill Road: Ed Rogers was present to represent Dennis and Carol Alix. Mr. Rogers stated there has been a revision to the plan. The driveway has been shifted per the Board's request. Wendy gave Mr. and Mrs. Alix the option on postponing the public hearing until a full board was present or continuing this evening. The decision was made to postpone the public hearing until Thursday February 9, 2017 at 7:00 p.m.

7:30 p.m. Submission of a variance application and special exception application – Adam Ames, 571 Turnpike Road: Adam Ames owns Lot 11/120, 571 Turnpike Road, Village District and submitted a variance application to Article V. C. and D. of the Zoning Ordinance to allow a change of use to the former Central School into a building of mixed use, office, retail space, and a restaurant. Wendy questioned the encroachment on the wetlands where the driveway is. Chris Guida from Fieldstone Land Consultants was present to discuss a few different options for the driveway but they are not changing the driveway as far the pavement goes. They would add lines and maybe a couple spaces on the back side of building. The members discussed whether or not a special exception application was needed or not. Wendy stated Mr. Ames wouldn't need the special exception. It was determined the variance would be needed to change the use of the building.

David questioned Mr. Ames if he had a plan for the use of the building. Mr. Ames distributed a packet to the members with a floor plan attached. He also mentioned there would be office/business space, a restaurant/café, small retail and possibly medical facilities such as physical therapy or massage etc. Wendy questioned the septic system and asked if he had found any information pertaining to it. Mr. Ames stated he spoke with Gary Somero (Director of Facilities for SAU #87) and was told Steve Easton from New Ipswich had done the design and Saari Excavation did the install. Wendy noted the Board will need proof the system can handle the amount of waste and documents that it is a legal septic system.

David made a motion to accept the application as complete. Joanne seconded the motion and it passed unanimously. A site visit was scheduled for February 25, 2017 at 9 a.m. The public hearing was scheduled for March 2, 2017 at 7:30 p.m.

7:50 p.m. – Public Hearing for a variance application and a special exception application – Nathan and Danielle Sikkila, Ashburnham Road: Wendy stated the Board will need to postpone the hearing due to not having a quorum. Mr. Sikkila asked if he had another choice. David answered if Joanne was to sit in as an alternate member they would have a quorum but the vote would require all three to vote in the affirmative. Mr. Sikkila decided to postpone the hearing. The public hearing was scheduled for Thursday February 9, 2017 at 7:30 p.m.

David questioned the need for the special exception for excavation. Based on the interpretation in the the RSA, if you there is a building permit for the barn a special exception application would not be needed because it would be strictly incidental to the building. If you were doing a commercial operation, that would require a special exception for a gravel pit. Wendy disagreed stating it would change the terrain of the land and the land is also located within the Souhegan Watershed. The Board discussed the definition of “incidental excavation”.

7:55 p.m. – Submission of a special exception application – Jason Lehtonen, Lot 11/96, Turnpike Road. Lot 11/96, Turnpike Road, Rural District is owned by Paul Somero. Jason Lehtonen submitted a special exception application to Article VI.C of the Zoning Ordinance to allow for a gas station and eating and drinking establishment. Wendy cautioned Mr. Lehtonen to be aware of all the setback requirements. David mentioned to check and make sure the station would not be on/near any aquifers. Wendy gave a brief overview of how the public hearings are held and mentioned to Mr. Lehtonen that he will have to speak to each of the five criteria as stated in the application. Joanne noted Mr. Lehtonen will need a letter of authorization from the owner allowing him to act on his behalf.

David made a motion to accept the application as complete. Joanne seconded the motion and it passed unanimously. The public hearing was scheduled for March 2, 2017 at 8:00 p.m.

The meeting adjourned at 8:30 p.m.

Respectfully submitted,
Lori Rautiola, Land Use Clerk