



BOARD OF ADJUSTMENT

PO Box 120
Windham, New Hampshire 03087
Telephone (603) 432-3806

July 22, 2003

Bruce Breton – Chairman
Chris Doyle – Vice-Chairman
Rob Gustafson – Secretary (Excused)
Al Souma – Member
Georges Roy – Member
Tony Pellegrini – Alternate (Absent)
Kara DiFruscia – Alternate

Alternate Appointment

The Chairman appointed Miss DiFruscia to replace Mr. Gustafson for this meeting.

Lot #16-O-186, Case #25-2003

Shawn Angluin
2 First Street

A variance is requested from Section 702 of the Zoning Ordinance to permit the building of an 18-foot X 8-foot deck.

Miss DiFruscia read the case into the record. Mr. Angluin presented his case to permit the building of an 18-foot X 8-foot deck on the back of his home. The rear of the house is 79-feet to the lot line. Mr. Angluin read the five supporting facts into the record. Mr. Dennis Root spoke in favor. Miss DiFruscia read into the record a letter from the Conservation Commission requesting that tree removal be minimized when clearing for the deck. Mr. Doyle motioned to go into Deliberative Session. Mr. Roy seconded the motion. Passed unanimously.

Deliberative Session, Case #25-2003

Mr. Doyle motioned to grant Case #25-2003 per the plan submitted. Miss DiFruscia seconded the motion. Mr. Roy, Mr. Souma, Miss DiFruscia, Mr. Doyle and Mr. Breton voted to grant this variance. Request granted 5-0. Mr. Doyle motioned to go into Public Session. Mr. Roy seconded the motion. Passed unanimously.

Lot #13-B-94, Case #26-2003

Skyline Industries for Wayne & Margaret Allfrey
28 Harris Road

A variance is requested from Section 702, Appendix A-1 of the Zoning Ordinance to permit a reduction on road frontage and land area site.

Miss DiFruscia read the case into the record. Valerie Tobin of Skyline Industries intended to present the case for the owners Wayne & Margaret Allfrey. The Board asked to see the letter from the Owner authorizing Ms. Tobin to represent them. Ms. Tobin did not have a letter of authorization. Mr. Doyle motioned to continue Case #26-2003 to the August 12, 2003 meeting in order to give the Applicant time to provide to the Zoning Board a letter



BOARD OF ADJUSTMENT

PO Box 120
Windham, New Hampshire 03087
Telephone (603) 432-3806

of authorization from Wayne & Margaret Allfrey. Mr. Roy seconded the motion. Passed unanimously.

Lot #16-R-183B, Case #27-2003

Martin F. Delaney, Jr.
27 First Street

A variance is requested from Section 702 of the Zoning Ordinance to permit the building of a 20-foot X 27-foot ground level deck encroaching 8-feet and 6-feet into the side setbacks where 30-feet is required.

Miss DiFruscia read the case into the record. Mr. Douglas Marshall, an abutter, advised the Board that he had not been notified. Mr. Marshall said that his property is directly behind Mr. Delaney's. Other people in the audience gave a positive response when the Chairman asked if anyone else had not been notified. Mr. Doyle motioned to continue this case to the August 26, 2003 meeting in order to notify all the abutters and to re-post Case #27-2003. Mr. Souma seconded the motion. Passed unanimously. Mr. Doyle motioned to waive all fees for the re-posting of Case #27-2003. Mr. Souma seconded the motion. Passed unanimously. Mr. Douglas Marshall gave his mailing address of 7 Bowman Lane, Pelham, NH 03076.

Lot #21-C-154, Case #29-2003

Greg Reeners
36 Cobbetts Pond Road

A variance is requested from Section 401 of the Zoning Ordinance to permit the removal of a wall between the kitchen and the common area in order to create more living space.

Miss DiFruscia read the case into the record. The Applicant, Mr. Reeners, presented his case. Mr. Reeners would like to open up the kitchen area to create more living space. The footprint of the structure will not be changed. Mr. Reeners read the five supporting facts into the record. Miss DiFruscia read into the record a letter from the Conservation Commission. The letter stated that as written this request would not increase the footprint of the existing building or increase septic needs and therefore not require a Conservation Commission response. If the footprint has been increased by enclosing a porch or expanding living space over a deck area, then the Conservation Commission would ask the Board to insure that the applicant has met the requirements outlined in RSA 483-B:11, nonconforming structures, Comprehensive Shoreland Protection Act. Mr. Roy motioned to go into Deliberative Session. Mr. Souma seconded the motion. Passed unanimously.

Deliberative Session, Case #29-2003

Mr. Roy motioned to grant Case #29-2003 per plan to allow an increase in living space. Mr. Doyle seconded the motion. Mr. Doyle, Miss DiFruscia, Mr. Souma, Mr. Roy and Mr. Breton voted to grant this variance. Requested granted 5-0.



BOARD OF ADJUSTMENT

PO Box 120
Windham, New Hampshire 03087
Telephone (603) 432-3806

Minutes

Mr. Doyle motioned and Mr. Roy seconded the motion to accept the June 24, 2003 minutes as written. Passed unanimously.

Other Business

Mr. Breton advised the Members that Mr. Turner would propose a Zoning Board fee schedule for both Residential and Commercial applications.

Mr. Doyle motioned and Mr. Roy seconded the motion to adjourn at 8:30 PM. Passed unanimously.

The next meeting of the Zoning Board of Adjustment is scheduled for August 12, 2003 at 7:30 PM in the Planning & Development office.

These minutes are in draft form and are respectfully submitted for approval by Patricia Kovolyan.