

# BOARD OF ADJUSTMENT

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

## **Zoning Board of Adjustment Minutes** **February 28, 2006**

Chris Doyle - Chairman (Excused)  
Rob Gustafson - Vice-Chairman (Excused)  
Tony Pellegrini - Secretary  
George Roy - Member  
Mark Samsel - Member  
Al Souma - Alternate (Excused)  
Tom Murray - Alternate

### **Seat Alternate**

Mr. Pellegrini, Acting Chairman, appointed Mr. Murray to replace Mr. Gustafson for this meeting.

### **Lot #16-F-5, Case #6-2006**

Applicant - John Spatharos  
Owner - John Spatharos  
Location - 26 Ash Street  
Zone - Residential A

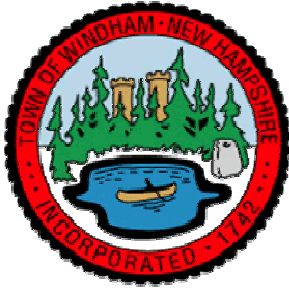
A variance is requested from Sections 702 Appendix A-1 & 401 of the Zoning Ordinance to permit the remodeling and enlarging of an existing dwelling with a proposed setback to remain 24-feet where 30-feet is required and to have a front setback of 47-feet where 50-feet is required.

Mr. Pellegrini read the case into the record. Mr. Michael McGuire, Building Inspector, requested Case #6-2006 be continued to the March 14, 2006 meeting because of an error in the legal notice. Mr. Murray motioned and Mr. Samsel seconded the motion to continue Case #6-2006 to the next meeting. Passed unanimously 4-0.

### **Lot #24-E-16, Case #11-2006**

Applicant - Paul Chicklis  
Owner - Rick & Pam Eller  
Location - 123 Lowell Road  
Zone - Residential A

A variance is requested from Sections 400 & 401 of the Zoning Ordinance to permit an addition to be built on an existing dwelling that is within 50-feet of the front setback.



## BOARD OF ADJUSTMENT

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

Mr. Pellegrini read the case into the record. Mr. Paul Chicklis of All Phases Construction, representing the owner, presented the case. The existing dwelling is 49.50 feet from the front setback and the proposed addition will be built in back of the existing dwelling and would be approximately 80-90 feet from the front setback. Mr. Chicklis read the supporting facts into the record. Letters of support for this request were received from Victor Landry of 120 Lowell Road, William Conaton of 121 Lowell Road and James Thoele of 125 Lowell Road. Mr. Pellegrini closed the public portion of this case. Mr. Roy motioned and Mr. Samsel seconded the motion to go into Deliberative Session. Passed unanimously 4-0.

### **Deliberative Session, Case #11-2006**

Mr. Roy motioned and Mr. Samsel seconded the motion to grant Case #11-2006. Passed unanimously 4-0.

### **Approval of February 14, 2006 Minutes**

Mr. Samsel motioned and Mr. Roy seconded the motion to accept the February 14, 2006 minutes as written. Motion passed 3-0-1. Mr. Murray abstained because he did not attend the February 14, 2006 meeting.

### **Other Business**

Mr. Samsel mentioned that he sent an E-mail to all the Members regarding House Bill 1339.

Mrs. Kovolyan advised the Board that Mr. Roderick de Greef, applicant for an alternate position, could not attend the February 28, 2006 meeting but will be at the March 14, 2006 meeting for an interview.

### **Mail**

- Rockingham Planning Commission meeting scheduled for March 8, 2006, at 7:00 PM in the Exeter Town Offices regarding innovative zoning such as Village Development and Conservation Subdivisions.

At 7:53 PM Mr. Murray motioned and Mr. Samsel seconded the motion to adjourn. Passed unanimously 4-0.

The next meeting of the Zoning Board of Adjustment is scheduled for March 14, 2006 at 7:30 PM in the Planning & Development Office.

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