

Zoning Board of Adjustment
Meeting Minutes
March 16, 2020
4:00 PM
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Chairman Frank Mai called the meeting to order at 4:00 PM.

Members Present: Frank Mai – Chairman, Richard Mallion, Barbara Hanson, Thomas Jackson and Joyce McGee.

Public Present: Travis LeBrun and Daniel Zajic.

Chairman Mai read the following stating that the gazebo was 10' from the property line:

Public Hearing(s):

Variance:

#2020-001: Owner/Applicant – Morrison Hospital Assoc. – 7 Terrace Street, Tax Map 103 Lot 114: who is/are requesting a variance to place a gazebo closer than the allowed 25' setbacks (Article XIII- Absolute Criteria for all Development: Site Design Standards – 6.29: Setbacks) of the Development Code.

The Board reviewed the application. **A motion was made by Thomas Jackson to accept the application as complete, seconded by Richard Mallion. All in favor, motion carries. APPROVED**

Travis LeBrun was present to represent the Morrison Hospital Association. He stated that prior to moving the gazebo it was 20' from the property line, since moving it, now it is 10'. The Morrison is planning on more garden boxes and by moving gazebo it has created more parking.

Barbara Hanson asked why the Morrison didn't get the required permits before moving it. Mr. LeBrun stated he didn't realize they needed one until Secretary McGee advised them.

A letter from abutter Joseph Cabaup was presented to the Board. Mr. Cabaup who is a direct abutter stated in the letter, "the gazebo doesn't present any foreseeable problem for us".

Mr. Zajic an abutter was present. He wanted to know where the gazebo was going to be located. The Board advised him that the current location of the gazebo was where it had been moved to without any permits and the reason for this meeting was it didn't meet setback requirements for the Town. Yes, the 10' setbacks for the "Village District" was approved at Town Meeting but this was prior to those coming into effect. Mr. Zajic wasn't sure how far the gazebo was from his property and he wondered if he had a R.O.W. through the Morrison's property to access the back part of his property. Mr. LeBrun stated 10' from his boundary line as well. Based on the Town map no R.O.W. existed. Mr. Zajic had no concerns and thought the new location was better.

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No concerns from the Board.

A motion was made by Thomas Jackson to approve the 10' setback for the gazebo, seconded by Richard Mallion. All in favor, motion carries. APPROVED

Other Business:

Minutes: A motion was made by Richard Mallion to approve the November 18th and 21st, 2019 minutes as written, seconded by Thomas Jackson. All in favor, motion carries. APPROVED

Correspondence:

- Letter from FEMA re: Risk Mapping, Assessment, and Planning Discovery Meeting.

A motion was made by Thomas Jackson to adjourn the meeting at 4:30 pm, seconded by Richard Mallion. All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee – Secretary


Frank Mai - Chairman

Zoning Board of Adjustment
56 Littleton Road
Whitefield, NH 03598

NOTICE OF DECISION – GRANTED

Zoning Board of Adjustment,
Town of Whitefield

Case No: 2020-001

You are hereby notified that the application of Morrison Hospital Association, Tax Map 103 Lot 114, 7 Terrace Street for a variance on moving and placing an existing gazebo 10' from property line, said structure will be closer than the allowed 25' setbacks. Section: Site Design Standards - #29: Setbacks of the Development Code has been **GRANTED**, subject to the conditions listed below, by the affirmative vote of at least three members of the Zoning Board of Adjustment.

Conditions:

1. None



Chairperson, Zoning Board of Adjustment

3/20/20

Date

Note: The selectmen, any party to the action, or any person directly affected has a right to appeal this decision. See New Hampshire Revised Statutes Annotated, Chapter 677, available at the Whitefield Town Office. Copies of this notice have been distributed to the applicant, Board of Selectmen, Planning Board and Property Tax Assessor.