

EXETER ZONING BOARD OF ADJUSTMENT MAY 17, 2011 MEETING MINUTES

Present:

Chairman: Hank Ouimet

Regular Members: John Hauschildt, Bob Prior, Martha Pennell and Patrick Driscoll

Code Enforcement Officer: Douglas Eastman.

The meeting convened at 7:03 PM.

Agenda:

1. Case #1416: Variance request. 34 Pickpocket Road
2. Election of Officers

New Business:

1: Case #1416:

The application of Frederick J. and Wendy J. Thielbar for a variance from Article 5, Section 5.1.2 for the expansion of a non-conforming use to permit the proposed construction of an addition to the existing structure which is located within the required setback area of the Exeter Shoreland Protection District. The subject property is located at 34 Pickpocket Road, in the R-1, Low Density Residential zoning district. Tax Map Parcel #98-23.

Mr. Thielbar addressed the Board and explained his request for permission to construct a 3'x 20' square foot addition to the north side of his residence. He indicated that the proposed addition would increase the living room size by approximately fifty (50) square feet making it consistent with the motif of the rest of the house. He noted that the proposed construction would be a one-story addition to the front his home between the existing structure and the road, and therefore would have no adverse impact on the river.

Mr. Prior commented that the entire structure was located within the 150' Shoreland Protection District building setback and was considered a non-conforming use. He noted that in accordance with the March 2010 amendment to Article 5.1.2, a variance was now required for expansion of a non-conforming use unlike the 2001 approval obtained by the Applicant when a special exception was the appropriate relief necessary.

Ms. Pennell inquired if the structure was currently all glass along the front. Mr. Thielbar responded affirmatively. Mr. Driscoll asked if the proposed addition would be consistent with the existing glass façade; Mr. Thielbar indicated that it would remain consistent.

Chairman Ouimet commented that the additional amount of impervious surface created by the proposed expansion would be minimal. He indicated that it would be handled adequately within the area around the house and would not cause any impact to the river.

There being no further questions from the Board, Chairman Ouimet asked if there were any abutters or interested parties who wished to speak on the application. There was no public testimony; the public hearing was closed.

DELIBERATIONS

Mr. Hauschildt led the Board through discussion of the criteria for granting a variance. It was determined that the impact created by the additional impervious surface was minimal, the proposal caused no detriment to the public, surrounding property values would not be diminished, and literal enforcement of the ordinance would create a hardship for the property owner.

MOTION: Mr. Hauschildt made a motion to approve the variance request as presented.
Mr. Prior seconded.
The motion passed unanimously.

Other Business:

1. *April 19, 2011 Minutes.*

MOTION: Mr. Hauschildt made a motion to accept the April 19, 2011 minutes, as written.
Mr. Driscoll seconded.
The motion passed unanimously. (Mr. Prior and Ms. Pennell abstained)

2. *Election of Officers*

Mr. Prior nominated Mr. Hauschildt for Chairman, Mr. Ouimet nominated Mr. Prior for Vice Chairman, and Mr. Hauschildt nominated Ms. Pennell for Clerk. All nominees accepted and there was no further discussion.

MOTION: Mr. Ouimet moved to accept the new slate of officers, as nominated, for the upcoming year.
Mr. Hauschildt seconded.
The motion passed unanimously.

MOTION: Mr. Ouimet made a motion to adjourn.
Mr. Hauschildt seconded.
The motion passed unanimously.

The meeting adjourned at 7:35P.M.

The next meeting of the Exeter Zoning Board of Adjustment will be held Tuesday, June 21, 2011 at 7:00P.M. in the Novak Room at the Exeter Town Offices.

Respectfully Submitted,

Barbara S. McEvoy
Deputy Code Enforcement Officer
Planning & Building Department