

**EXETER ZONING BOARD OF ADJUSTMENT
December 15, 2015 FINAL MEETING MINUTES**

PRESENT:

Regular Members: Chair Rick Thielbar, Kevin Baum and Laura Davies
Alternate Members: Hank Ouimet and Marc Carbonneau
Building Inspector: Doug Eastman

The meeting was convened at 7:00 PM. Chair Thielbar introduced the Board members and explained the protocol for the meeting.

AGENDA:

1. Case #1502: Variance Request – Jeremy and Dianna Russman

New Business:

1) *The application of Jeremy D. and Dianna J. Russman for a variance from Article 4.3 Schedule II; Density and Dimensional Regulations to permit the proposed subdivision of an existing parcel on Highland Street (Tax Map Parcel #65-138) into two (2) single family residential lots, with each lot having less than the required minimum lot width, and a variance from Article 4.3 Schedule II; Density and Dimensional Regulations for relief from the rear yard setback requirement for an existing structure located on Tax Map Parcel #65-142. The subject properties are located in the R-2, Single Family Residential zoning district. Tax Map Parcel #65-138 and #65-142. Case #1502.*

Chair Thielbar introduced the Board and read the application.

Jeremy Russman, applicant, started by stating the property of focus has been subject to various endeavors. He was looking for two variances. He presented a map and explained the parcel. He stated that 15,000 square feet are required for the minimum lot size. The existing lot has a garage, which straddles the lot line. It is a relatively flat, open parcel. There is presently a barn/garage and a barn/stable in the back. He explained who the abutters are. He is proposing taking the back lot and dividing it into two equal lots both in excess of 15,000 square feet. He would also propose moving the lot line between the lots to save the garage. The front lot is 18,100 square feet. He is also proposing a common private driveway which would be approximately 15 feet long. He stated there would not be 100 feet of frontage to the street, so a variance is required. His second variance is to reduce the rear yard setback to 15 feet, instead of the required 25 feet in order to better accommodate the placement of dwellings on higher ground. He added he would like to keep the maples and oaks on the lot. The back lot is shown as Lot 138 and the front lot is shown as Lot 142. Lot 138 is five times larger than other lots in the neighborhood. There are two structures on the back property. One of them is large at 25'x40' and is in good shape. He said it is worth saving, but does need re-siding and a new roof. The town assessed value of the structure is \$15,000 to \$20,000. He said this proposal is based partially on saving this structure. With a new lot line, it will be located on the proposed front lot. Lot 138 is located in an R-2 zoning district, but is surrounded by the Hampton Inn and other commercial development. On Highland Street there are other multi-family homes and some single family homes. Lot 138 is the only remaining underdeveloped lot in the neighborhood. Highland Street has little vehicular traffic. On-street parking

will not be an issue because there will be plenty of space for parking on the lot plus garages on the houses. He is proposing the existing right of way to be used as the common driveway. Mr. Russman said the end result if the variances are granted will allow construction to be sited away from Hampton Inn and other commercial development, will enable a common driveway, and he will be allowed to preserve the existing 1,000 square foot barn on the property. He addressed the five variance criteria and explained why they are all met. He provided correspondence to this effect in the packet. In conclusion, he said he would like to build substantial family style homes which will be fully landscaped and share a common driveway. He said he has worked on other properties in town with no problems and constructed homes worth the mid to high \$300,000, which is what these properties will be worth as well. There will be no diminishment to surrounding properties.

Fred Dichico, an abutter to subject property, spoke in support of this application. He said the Russman's are very professional people and this project will enhance the neighborhood.

Chair Thielbar closed public comment and moved to deliberations.

Mr. Ouimet said he thought the applicant did a fine job demonstrating how the application meets the variance criteria and explaining the parcels.

Motion: A Motion was made by Mr. Ouimet and seconded by Mr. Baum to approve the application as presented on the basis it meets all the variance criteria, as presented by the applicant. Mr. Baum stated that this is the best of not great options for the barn on the property. Motion carried – all in favor.

Other Business:

Approval of minutes: 11/17/15

The Minutes were tabled, as there were not enough voting members.

Adjournment

A Motion was made by Ms. Davies and seconded by Mr. Carbonneau to adjourn the meeting at 7:39pm. Motion carried – all in favor.

Respectfully submitted,
Nicole Piper
Recording Secretary