



Town of Hebron

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ZONING BOARD OF ADJUSTMENT

Minutes of Public Hearing

Tuesday, September 14, 2022

Members Present: Curtis Mooney (Vice Chair); Derry Riddle (Member) Alison York (Alternate); Roger LaFontaine (Member); David Hardy (Member); Jim Van Schaick (Alternate) and Carol Bears (Clerk)

Members Absent: Douglas McQuilkin (Chair), Mark Coulson (Alternate);

Others Attending: Stacey & David Darlington, Dale Spaulding, Timothy Thompson, Jack & Muffy Sheehan

Time Convened: 6:00 p.m. **Time Adjourned:** 6:15 p.m. **Next Meeting:** TBD

Agenda:

1. Discuss and approve minutes of previous meetings and other administrative matters.
2. Hear the application for a VARIANCE under Article IV, Section H.1 of the Hebron Zoning Ordinance by Timothy and Charlene Thompson and Seth Thompson for construction of a roofed patio on the front of the residence located at 23 Braley Road (Tax Map 17, Lot 32) (Case No. 293)
3. Any other business that may come before the Board

Call to Order:

The meeting was called to order by Vice Chairman Curtis Mooney 6:00 PM. He appointed Jim Van Schaick to be a member for voting purposes to take the place of Douglas McQuilkin.

Minutes and Other Administrative Matters:

The minutes of the August 16, 2022 meeting were reviewed. Derry Riddle brought up some minor grammar changes that should be made. Roger LaFontaine made a motion to accept the minutes as amended. The motion was seconded by David Hardy and the vote was in the affirmative with everyone voting in favor.

The Clerk was asked if any other matters pending. There is an application for appeal of the Select Board decision on property located at 67 Groton Road formerly belonging to Judy Rodgers. She also reported receiving a package from Dale Spaulding from Newfound Serenity RV Park, which she has passed on to Doug McQuilkin.

Hearing:

Case #293

Timothy Thompson explained that currently there is a mud room attached to the front of the house. His plan is to remove the mud room and add a porch along the whole front of the house. This porch would be two feet wider than the current mud room. The house is currently in the setback from the road and this addition would only add two feet into the setback from the Braley Road. He plans to keep the porch simple with sliding doors along the front. It would match the current house on the property.

He applied for a Shoreland Permit from the State of NH Environmental Services and the came up went over the property and made sure that the wetlands and the application was approved.

The Clerk reported that all fees had been paid, notices sent to the abutters, plus the notice was posted at the Post Office, Town Hall and the Newfound Landing.

The Board thoroughly reviewed the five variance criteria and unanimously concurred that all were fully satisfied. The Board found that the variance was not contrary to public interest as all abutters were properly notified and none expressed concerns. The Board also believes the spirit of the Ordinance is observed since the porch would add more living space. Substantial justice was believed by the Board to be served as there is no other way to construct the porch on the house. The Board felt that the surrounding property values would not be negatively affected. There would be an unnecessary hardship if this was not granted.

A motion was made by Roger LaFontaine to approve the variance under Article IV, Section H.1 of the Hebron's Zoning to add the porch to the house with the condition of approval from Historic District Commission. The motion was seconded by David Hardy. The vote was in the affirmative with everyone voting in favor.

Curtis reminded the applicants that the ruling can be challenged within 30 days of the Notice of Decision.

Adjournment:

There being no other business, Roger LaFontaine moved, seconded by Jim Van Schaick, to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 6:15 PM.

Respectfully submitted,

Carol Bears, Clerk