

Town of Salisbury

Zoning Board of Adjustment

Zoning Board of Adjustment Meeting Summary March 12, 2020

Arthur Garvin	Chairperson	Present
Michael Stromsnes	ZBA-Vice Chairperson	Absent
Tricia Thompson	ZBA Member	Absent
David Merwin	ZBA Member	Present
David Kelley	ZBA Member	Present
Jim Hoyt	ZBA-Alternate/Selectman	Absent
Loretta Razin	ZBA-Alternate	Present
Vacant	ZBA-Alternate	
Vacant	ZBA-Alternate	
Vacant	ZBA-Alternate	
Kate Wilson	Secretary	Present

Visitors: James Colcord, Peter Colcord, Laura Colcord, Mark Moser, Mary Heath, Martha Karrick, Denis McCann, Lynda McCann, Judith Colcord, Judith Foley.

Arthur Garvin opened the meeting at 7:00 p.m.

Election of Officers, Chairman & Vice Chairman - Chair Garvin appointed Loretta Razin a full member and voting member of the Zoning Board.

Appoint officers and Chairman of the board.

Davin Merwin made a motion for Arthur Gavin to be Chairman of the Zoning Board for the current year 2020. David Kelly seconded the motion and it passed unanimously.

Davin Merwin made a motion for Michael Stromsnes to be Vice Chairman of the Zoning Board for the current year 2020. David Kelley seconded motion and it passed unanimously.

Variance Public Hearing – Laura Colcord, 14 Fourth Road, in order to remove an existing non-conforming home and rebuild but lessen the non-conformance of the side/rear setback encroachments. -

Laura Colcord owner of the property - Mark Moser of Moser Engineering
14th Fourth Road, Salisbury. Tax map 211, lot 17.1 - Application is for a variance from Article V Section F of the zoning ordinance to permit the removal of the existing non-conforming house and reconstruction within the 35' foot side yard setback distance, and the 35 foot (pond) rear set back distance. The proposed setbacks will result in the house being 30.5 feet set back, the garage 21 feet and the deck 10 feet. The application was found to be a complete application by Chair Garvin.

Chair Garvin asked for the first witness.

Mr. Moser was sworn in by Chair Garvin. Mr. Moser testified as an expert witness as a civil engineer in the state of New Hampshire. Chair Garvin found Mr. Moser to be an expert witness and asked him to proceed. Plans were explained which showed the current position of the building and proposed plans of new building. The new construction is proposed to move the building 12 feet away from the pond and 5 feet further from the side property line as well as build a new garage. Existing building is 1465 sq. feet and the proposed is 1249 sq. feet. The garage is 348 sq. feet. Mr. Moser stated he feels the proposal is reasonable as she wants to move it away from pond and off the property line.

Chair Garvin asked the board if they had any questions.

David Merwin asked for the square footage of the garage. Mr. Moser stated it was 348 sq. feet. Plans were passed around and explained by Mr. Moser.

Chair Garvin opened the Public meeting at 7:08 - no questions were asked

Laura Colcord was sworn in and testified. Laura Colcord spoke about how she bought the property as a lake get away on Tucker Pond. She lives half time in Boston. Laura Colcord stated that she will be looking to retire and grow old in the new proposed building, as the current building is not conducive to her growing old in place as she ages.

David Merwin asked if she planned to live year-round. Laura Colcord responded that she would be.

Chair Garvin stated that there are five letters received from the public which are in the file. Chair Garvin finds the application is complete. Asked if the public wishes to testify. None. Chair Garvin closed the public meeting at 7:12.

David Kelley made a **motion** to approve the Colcord's Variance Application to remove an existing non-conforming home and rebuild but lessen the non-conformance of the side/rear setback encroachments. Loretta Razin **seconded the motion** to approve the application. Motion passed unanimously by the board.

Review & Approve meeting minutes of April 11, 2019 – David Kelley made a **motion** to approve the draft minutes of April 11, 2019 without corrections. Loretta Razin **seconded the motion** and the **motion passed unanimously**.

2020 Goals and Recommendations - None were discussed.

Other Business - David Merwin suggested that we need/find another person to join the board so it is assured we reach quorum at each meeting.

ADJOURNMENT

David Merwin made a **motion** to adjourn the meeting at 7:20 p.m. Dave Kelley **seconded the motion** and the **motion passed unanimously**.

Respectfully submitted by,
Kate Wilson, Secretary