

Town of Salisbury, NH

Zoning Board of Adjustment

Approved Meeting Minutes August 12, 2021

Board Members Present:

David Kelley	ZBA Chair	Present
David Merwin	ZBA Vice-Chair	Present
Tricia Thompson	ZBA Member	Present
Loretta Razin	ZBA Member	Present
Al Romano	ZBA Member	Absent
Vacant	ZBA – Alternate	
Vacant	ZBA – Alternate	
Vacant	ZBA – Alternate	
Vacant	ZBA – Alternate	
Vacant	ZBA – Alternate	
April Rollins	ZBA Assistant	Absent
Jennifer King	ZBA Recording Secretary	Present

Visitors:

Leon Lampes
Tammy Lampes
Harry Lampes
Joe Landry
Ed Blaisdell
Daisy Blaisdell
E. Loffredo
D. Hostetler

Zoom Attendees: None.

Dave Kelley opened the meeting at 7:00 p.m.

Approval of Minutes

Loretta Razin **motioned** to approve the draft meeting minutes from the meeting of April 8, 2021. Tricia Thompson **seconded** the motion and the ***motion passed unanimously.***

PUBLIC HEARING

Dave Kelley opened the Variance Public Hearing for Arxe Realty Trust, (Leon and Tamara Lampes, Trustees). The Lampes' would like to build a small hunting shack/shelter on property fronting on Plains Road (Tax Map 220, Lot 2) within the front yard setback. Tamara Lampes addressed the Board, stating that they are not looking to impact or make major changes to the property, they are only seeking to build a small shelter. Dave Kelley asked how far away they were proposing to place the shack/shelter from the property line within front yard setback and Lampes' replied forty-two (42) feet.

Dave Hostetler spoke as an abutter to the property addressing a property line adjustment resulting from a survey done in September 2018 that was never updated on the Town's tax map. TA Rollins has found the registered survey at the Merrimack County Registry and will send the adjusted survey to Cartographics.

Joe Landry inquired as to how big the lot is and asked why they are choosing to build in the spot that they are. Tamara Lampes replied that there is quite a bit of ledge there and they are trying not to infringe on the property too much. Mr. Landry asked about plans for electricity and plumbing. The Lampes answered that they are only looking to use the property as a camp, so they will bring their own water and lighting in and out with them.

Dave Merwin asked if they had a site plan. Leon Lampes had it on his phone, so the Board as well as the other audience members reviewed the plan as displayed on the phone.

Dave Kelley closed the public hearing at 7:13 p.m.

Public Comment

Daisy Blaisdell asked what sort of structure a hunting shelter would be considered in terms of their zoning regulations. Discussion occurred regarding the size of the structure, which will be 16'x16'x12' and will rest on cinder blocks.

Joe Landry mentioned that they will be needing to get a building permit. Dave Merwin noted that that would be their next step after receiving this approval.

Dave Merwin **motioned** to close public comment. Tricia Thompson **seconded** the motion and the ***motion passed unanimously.***

Dave Kelley closed public comment at 7:16 p.m.

Dave Kelley **motioned** to approve the Application for Variance submitted by Arxe Realty Trust to allow a front setback to build a 16'x16' shelter. Dave Merwin **seconded** the motion and the ***motion passed unanimously***.

Other Business

Jennifer King was recognized as the new Recording Secretary for the Board.

Adjournment

Tricia Thompson **motioned** to adjourn the meeting. Dave Merwin **seconded** the motion and the ***motion passed unanimously***.

➤ The meeting adjourned at 8:22 p.m.

Respectfully Submitted,
Jennifer L. King
Recording Secretary