



Town of Hebron

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ZONING BOARD OF ADJUSTMENT

Minutes of Public Hearing by Video Conferencing

Tuesday, August 11, 2020

Members Present: Douglas McQuilkin (Chair), Curtis Mooney (Vice Chair); Derry Riddle (Member); Phil Kriss (Alternate); and Carol Bears (Clerk)

Members Absent: Alison York (Member), Ileana Saros (Member);

Others Attending: Barbara & Frederick Kohout, Mark LaFontaine, Richard James; Roger LaFontaine

Time Convened: 6:05 p.m. **Time Adjourned:** 6:28 p.m.

Next Meeting: TBD

Agenda:

1. Elect Chairman & Vice Chairman
2. Minutes and other administrative matters
3. Hearing on the application of appeal by Frederick C. and Barbara S. Kohout for a variance with respect to Article IV, Section H-1 of the Hebron Zoning Ordinance to permit the construction of an addition to their residence located at 26 Brooks Circle (Unit 23 of Hillside Condominiums) (Tax Map 7, Lot 8; Unit 23) within the 25' of the north property line setback and within the 50' setback from an adjoining residential building (Case 281)
4. Any other business that may come before the Board

Call to Order:

Richard James, Select Board Member opened the meeting at 6:06 PM for the election of a Chairman. Derry Riddle moved for Douglas McQuilkin as Chairman, the motion was seconded by Phil Kriss the motion passed. Douglas McQuilkin moved for Curtis Mooney to be Vice Chairman, the motion was seconded by Derry Riddle the vote was in the affirmative.

Mr. McQuilkin, Chairman resumed the meeting by appointing Phil Kriss as a full member for voting purposes. He welcomed all the applicants and others that were present by Zoom explaining how the meeting would work and what points would be addressed for the application.

Minutes and Other Administrative Matters:

A review of the minutes for the last meeting of June 16, 2020. Doug requested a change to the first sentence of Mudge application to construction of a drive and to correct the Plymouth paper from Record Citizen to Record Enterprise. Curtis Mooney move to accept the minutes as amended. Derry Riddle seconded the motion and the motion passed.

Hearing:

Case #281

The applicants requested a variance to construct a 12' extension on the back of their home to offer one-level accessible living with an enlarged master bedroom and bath and to expand the kitchen on the main floor to accommodate an older family member and a disabled relative who visits frequently.

The project requires a variance since an 8' corner of the addition encroaches the 25' setback requirement on the north side and the 50' setback requirement from a neighboring residence.

Mr. McQuilkin asked the Clerk if all the proper notices and fees were collected. The abutters were notified by certified mail, all the necessary fees collected, the notice was placed in the Record Enterprise, posted at the Town Hall, Post Office and on the Town Website.

The property is part of the Hillside Inn Condominium Complex. Abutting owners spoke in favor of the variance as it would not affect them in any way.

The board discussion of the variance application was based on the criteria specified by the State of New Hampshire for granting a variance. The Board of Directors of Hillside Condominiums has provided written approval of the project based upon a unanimous favorable vote of their owners. The owners of 117 South Mayhew Turnpike have no reservations about the addition as it represents no threat to community safety and only intrudes on the setback requirement at a far rear corner of their property which is not within view of their residence. The proposed addition will be no less conforming to the setback from 24 Brooks Circle than already exists with the current structure. Architectural elevations from the Kohout's submitted plans are in keeping with the neighboring residences and will not affect property values. Finally, the addition is necessary to serve the needs of an elderly family member and frequent visits by a disabled relative and for which the Board is convinced there are no other reasonable alternatives; failure to grant the variance would result in an unnecessary hardship.

Derry Riddle moved to accept the application for variance as shown on the submitted plan. Phil Kriss seconded. The motion passed unanimously.

Mr. McQuilkin reminded the applicants that anyone could challenge the ruling within 30 days of the Notice of Decision. He also mentioned as this was in the lake district that the contractors needed to be sensitive to controlling the run off toward the lake during the construction period.

Other Business: Doug mentioned to the members of the board of the possibility of another meeting joint with the Planning Board on September 2, 2020. The board members were polled to their availability to meet. Sense was that Tuesday September 8, 2020 would be better.

Adjournment:

There being no other business, Derry Riddle made a motion, seconded by Curtis Mooney, to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 6:28 p.m.

Respectfully submitted,

Carol Bears, Clerk