CALL TO ORDER

Chairman Roger Duhaime called the regular meeting to order at 6:30 pm.

PLEDGE OF ALLEGIANCE

ATTENDANCE: Roger Duhaime (Chairman), Richard Bairam (Vice-Chairman), Phil Denbow, Anne Stelmach, Gerald Hyde (arrived at 6:38 pm), and Jim Levesque, Council Representative

ALTERNATES:

EXCUSED: Chris Pearson,, and Don Pare (Alternate)

STAFF: Matt Lavoie (Code Enforcement Officer)

APPROVAL OF MINUTES

September 10, 2019 – R. Bairam motioned to approve the minutes of the September 10, 2019 meeting, with amendments. Seconded by P. Denbow. Motion carried unanimously.

CONTINUED PUBLIC HEARING:

None

NEW PUBLIC HEARING:

Raymond H. Ill & Dawn M. Scott
10 Scott Ave., Map 24 Lot 9
MDR

APPLICATION FOR VARIANCE:

A variance is requested from Article 5 Section E. 1 & 2 of the Zoning Ordinance to permit: Article 5. E. 1 -- Proposed front setback of 20’ where 35’ is required.
Article 5. E. 2 -- Proposed side setback of 17.5’ where 25’ is required but 20’ is allowed if the aggregate is 50’. The total aggregate setback proposed is 34.9’

Open public hearing.
Joe Wichert: The Scott’s own Lot 9 on Tax Map 24. It is their residence. The lot was created in 1967 and pre-dates the current ordinance. The depth of the lot is less than 100’ and it borders the Merrimack River to the east. The property is zoned MDR. The required setbacks are front 35’ and side 20’ for an aggregate of 50’ so either two 25’s or 20/30. The rear is 25’ as well. This borders on the river so the state requirement is 50’ along the shore land. With a lot that is only 91’ deep it is difficult to build a complying structure that would be 35’ off the street line and 50’ off the water. The Scott’s have their existing house with an accessory dwelling unit on it. There is an in-ground pool to the south of the house. They are looking to increase storage capacity. Under your ordinance they could build a 10 x 20 shed that is 200 sq. ft. That would have to be behind the front face of the house. It could be within 10’ of the southerly lot line. Our concern is it is undersized for what they are looking for. Also, esthetically they would be set up against the road. They believe a single stall detached garage would fit in better. It would be 16 x 20/320 sq. ft. which is 120 sq. ft. larger than what is allowed. It is 17 1/2’ off of the south lot line where 25’ would be required. On the north the existing two car garage to the existing residence is 17’. On the front we are proposing a 20’ front yard where 35’ is required, but we are behind the front face of the house which is the standard that would normally be required for an accessory building.

R. Duhaime: You are trying to put up a garage?

J. Wichert: Yes.

R. Duhaime: Is there a shed on the property now?

R. Scott: It was broken down and has been removed.

Open to abutters and public input.

Tina Liebl (14 Scott Ave.): I have no problem with this.

Dan George (12 Scott Ave.) I have no problem with this.

Close to abutter and public input.

J. Wichert read the application into record.

M. Lavoie: They will need a driveway permit along with a building permit.

Close public hearing.

G. Hyde motioned to grant a variance from Article 5 Section E.1 of the Zoning Ordinance to permit proposed front setback of 20’ where 35’ is required for Raymond H. III & Dawn M.
Scott, 10 Scott Ave., Map 24 Lot 9, MDR. Seconded by Phil Denbow. Motion carried unanimously.

G. Hyde motioned to grant a variance from Article 5. Section E.2 of the Zoning Ordinance to permit proposed side setback of 17.5’ where 25’ is required but 20’ is allowed if the aggregate is 50’. The total aggregate setback proposed is 34.9’ for Raymond H. III & Dawn M. Scott, 10 Scott Ave., Map 24 Lot 9, MDR. Seconded by Richard Bairam. Motion carried unanimously.

G. Hyde motioned to adjourn. Seconded by P. Denbow. Motion carried unanimously.

Next Meeting November 12, 2019 @ 6:30 pm

ADJOURNMENT

The meeting adjourned at 6:53 pm.

Respectfully submitted by:

AnnMarie White
Recording Clerk