

Place: Raymond High School; Media Center
Call to Order: 7:30 p.m.

Members Present: Joyce Wood, Chair; Charles White, Vice Chair; Nick Moccia, Clerk; Paul McCoy; Carolyn Matthews, Alternate.

Members Absent: Sharon Weldy; Joe Povilaitis, Alternate.

Staff Present: Richard Mailhot, Code Enforcement Officer; Robert Price, Planning Technician.

Pledge of Allegiance

Ms. Wood announced Alternate Carolyn Matthews would be seated for the duration of the meeting.

Approval of Minutes

Members Sitting for Approval of Minutes: Joyce Wood; Charles White; Nick Moccia; Paul McCoy; Carolyn Matthews.

MOTION: Mr. McCoy made a motion, seconded by Mr. Moccia, to approve the minutes of May 19, 2011 as amended. The motion carried with a unanimous vote of 5-0-0.

Public Hearing – Fredrickson Variance

Application #2011-006 – An application for a Variance has been submitted by Robert Balquist on behalf of David Frederickson. The applicant is proposing construction of a detached garage with a non-compliant side setback. The property is shown on Raymond Tax Map 14-4, Lot 30; 8 Richard Court.

Members Sitting for this Hearing: Joyce Wood; Charles White; Nick Moccia; Paul McCoy; Carolyn Matthews.

Applicant/Agents Present: Robert Balquist, Agent & David Fredrickson, Owner.

Abutters/Public Present: None.

Mr. Balquist stated the applicant is requesting a variance to construct a detached garage within 7.4 feet of the side property line where 25 feet are required. He added the primary purpose of the garage is to store power sports equipment (i.e. a motorcycle, boat, ATV and also firewood).

Mr. Balquist reviewed his responses to the five variance criteria, a copy of which is on file in the Community Development Department.

Mr. Balquist also noted that this lot was a part of a subdivision that took place in 1974, which was prior to the current frontage and area requirements currently in place elsewhere in the same zoning district.

Mr. Balquist noted the property slopes steeply downward toward Fordway Brook, limiting the areas of possible construction for the garage. Mr. Balquist added the house is laid out in such a way that the kitchen is on the westerly side, thus making a westerly location for the garage most logical from a convenience standpoint.

Lastly, he mentioned a variance was granted for 12 Richard Court, which is two houses away from this location. He stated a variance was granted for that property in 1994 for similar reasoning for a similar structure.

Mr. McCoy asked if the garage could be moved closer to the house. Mr. Fredrickson replied his wood stove and chimney are also located on the westerly side of the house. He stated it is being proposed six feet from the foundation, and four feet from the chimney. Mr. Balquist noted the goal is to maintain separation in an effort to minimize fire danger.

Ms. Matthews asked if there was any reason the shed can't be expanded, or why the garage can't be located in that area of the lot. Mr. Fredrickson replied the lot has some steep slopes in that area.

Ms. Matthews asked if the garage could fit between the existing shed and the house. She asked if there is any other reason aside from slopes that the garage could not be located on the easterly side. Mr. Fredrickson replied the leech field is also close to this area, and would also limit service access to the septic system.

Ms. Matthews asked how drainage will be provided, adding her concern is adding more runoff to Fordway Brook, which runs through the back of the property. Mr. Fredrickson responded the focus will be toward the existing swale located at the front of the lot.

Ms. Wood asked if the garage would be two stories. Mr. Fredrickson stated that option is being considered for future use; however he stated he has no intention of creating dwelling space in the second story.

Ms. Wood asked if the applicant will be installing electricity and running water in the garage. Mr. Fredrickson stated only electricity.

Mr. Moccia asked if the applicant has any plans to create a breezeway connection between the house and the proposed garage. Mr. Fredrickson replied the intention is to keep them separate.

Mr. White stated he is concerned with the potential of a living area to be created above the garage. Mr. Fredrickson stated he has no intention of creating living space. He added he wants the flexibility of perhaps creating a game room or living room type space someday, but has no intention of creating dwelling space. He added for the foreseeable future, the area will serve as additional storage.

PUBLIC COMMENT

There was no public comment.

Ms. Wood asked if the applicant had spoken to neighbors. Mr. Fredrickson stated he did, adding his neighborhood is very close-knit and everyone has a good relationship with one-another.

DELIBERATIVE SESSION

MOTION: Mr. McCoy made a motion, seconded by Ms. Matthews, to enter deliberative session. The motion carried with a unanimous vote of 5-0-0.

Mr. McCoy stated he is familiar with the area and noted the slope is steep in the area.

Mr. Mailhot noted a letter was provided by the applicant signed by Joe Morasse of 10 Richard Court. Mr. Mailhot noted the letter indicates the garage is acceptable to Mr. Morasse; however the letter specifies the opposite side of the lot than the garage is being proposed for construction.

Mr. Fredrickson stated he's spoken directly with Mr. Morasse, and stated Mr. Morasse is aware the garage will be constructed on the westerly side of the lot, not the easterly. He asked if the Board needed clarification on the letter, as the confusion may be a typographical error.

Ms. Matthews stated obviously, the letter puts the Board in a difficult position, which the applicant understood.

MOTION: Mr. McCoy made a motion, seconded by Mr. Moccia, to exit deliberative session. The motion carried with a unanimous vote of 5-0-0.

Mr. McCoy asked if Mr. Morasse was home, and if Mr. Fredrickson could call him to confirm the location of the garage. The Board agreed to try to make contact with Mr. Morasse.

Mr. Fredrickson was able to reach Mr. Morasse by telephone, and Mr. Morasse indicated it was him by stating his full name and address for the Board. Upon being asked about the location of the garage, Mr. Morasse first indicated he was ok with the garage being located on the left side of the house, and then later mentioned the right side of the house, ultimately creating more confusion.

Mr. Moccia stated he would like the applicant to try getting a corrected letter from Mr. Morasse, or to see if this hearing could be continued allowing Mr. Morasse a chance to attend and resolve the confusion in person.

Ms. Matthews stated her main concern is drainage being directed toward Fordway Brook. She stated she would like to see a condition of approval requiring drainage be directed toward the swale at the front of the lot.

Mr. Moccia stated he actually would like a corrected letter for the file, so something more accurate will be there for future reference.

Mr. White asked when the applicant is proposing construction. Mr. Fredrickson stated he has the funds to do the foundation this year, but he would complete construction over the next 3-4 years following. The Board cautioned that a variance expires four years after the date of issuance, and the applicant would need an extension if the garage was not completed on time.

Ms. Matthews expressed concern that the Board is being asked to approve something so far in advance of construction, adding plans could change without the knowledge of the Board over that time.

Mr. White suggested the Board continue the hearing in order to clear up the abutter approval confusion.

Mr. McCoy asked the applicant if he minded the hearing being continued a month. Mr. Fredrickson replied he has no issue with that.

MOTION: Mr. McCoy made a motion, seconded by Mr. Moccia, to continue the public hearing for Application #2011-006 to July 13, 2011 at 7:30 p.m. at Raymond High School. The motion carried with a unanimous vote of 5-0-0.

Other Business

Members Sitting for this Discussion: *Joyce Wood; Charles White; Nick Moccia; Paul McCoy; Carolyn Matthews.*

Ms. Matthews stated in general, she feels site walks are beneficial, and added if the Board opts not to conduct a site walk in a specific case, Board members can still do a drive-by on their own. She added that Board members can also utilize internet resources such as the Granit Data Mapper (accessed here: <http://mapper.granit.unh.edu/viewer.jsp>) to view topography for themselves.

Mr. Moccia stated he likes site walks, and added he feels the Board should hold them more often.

Adjournment

MOTION: Mr. White made a motion, seconded by Ms. Matthews, to adjourn. The motion carried with a unanimous vote of 5-0-0. The meeting adjourned at approximately 8:29 p.m.

Respectfully submitted,

Robert Price
Planning Technician