

**DUNBARTON ZONING BOARD OF ADJUSTMENT
DUNBARTON TOWN OFFICES
MONDAY, JANUARY 11, 2021 – 7:00 P.M.
MINUTES OF MEETING**

The regular monthly meeting of the Dunbarton Zoning Board of Adjustment was held at the above time, date and place.

John Trottier, Chairman, called the meeting to order at 7:00 p.m.

The following members were present:

John Trottier, Chairman
Alison Vallieres, Secretary
James Soucy

Absent:

John Herlihy
Dan DalPra

Other Attendees:

Donna White, Building Department
Michael Cumings, Building Inspector (via ZOOM)
Jacques Belanger, Surveyor representing the applicants
Peter Weeks, Surveyor representing the applicants

Meeting Posting:

The Chairman verified with the Secretary that the meeting notice had been posted in two public places throughout the Town and published in the Concord Monitor for one day. It was noted the Zoning Board Meeting was posted on the Google Calendar and on the Dunbarton Town Web Site.

APPROVAL OF PREVIOUS MEETING MINUTES: MONDAY, OCTOBER 19, 2020

MOTION:

James Soucy made a motion that the Dunbarton Zoning Board of Adjustment approve the minutes of the OCTOBER 19, 2020 meeting as written. John Trottier seconded the motion. The motion passed unanimously with the following roll call vote: Trottier – Yes Vallieres – Yes Soucy – Yes

PUBLIC HEARING – SIFATHULLAH & RAHIMULLAH WOODOD OF 1011 MEADOW LANE, (B4-01-09) REQUEST

VARIANCES FOR REDUCED SETBACKS FOR A RECENTLY CONSTRUCTED CARPORT AND SHED. APPLICANT IS ASKING FOR (1) A REDUCTION OF THE SIDE SETBACK FROM 20' TO 3.8' AND REAR SETBACK FROM 20' TO 15.8' FOR THE CARPORT AND (2) A REDUCTION OF THE SIDE SETBACK FROM 20' TO 3.7' FOR THE SHED FOR PROPERTY LOCATED IN THE LOW DENSITY DISTRICT IN DUNBARTON, NH.

Jacques Belanger, Surveyor, appeared before the Board as a representative for the applicant. Stated he was called by the applicant in the late summer to look at this. The applicants purchased the property and had done a lot of improvements. They put on a deck. He stated he was contacted because of the construction of a carport. They needed a Certified Plot Plan from me. They also located a shed on the property in place of a previously located shed in the same location. There seemed to be a misunderstanding about the location of the shed. The owners did not realize we have a 50' setback or 20' for reduced sized lots. It is a question of ignorance more than anything else. Noted the plan shows the hedge row at the edge of the property line that is 12' – 15' tall.

Michael Cumings, Building Inspector, noted that he went to the property regarding the carport. The shed was replaced before the carport was put in.

It was noted the carport was 543 Square feet. It was also noted the rest of the lot is open and clear.

The Board asked when the plan was submitted. Michael Cuming noted that he heard the footings were in prior to the application being submitted. They submitted their own plot plan. It was pretty weak. It was a little hand drawn sketch.

John Trottier stated we seem to be running into this more and more lately. Property owners should take responsibility for what they are doing.

M. Cumings stated they assumed the shed location was okay.

J. Trottier stated the shed was replacing another shed. James Soucy asked if we know whether or not the shed is the same size and location as the previous shed?

Donna White stated that according to the tax card, the shed was permitted in 2005. Shows two sheds, one 180 square feet and the other 96 square feet. The existing shed is 240 square feet and is located on blocks.

John Trottier asked whether the carport was on blocks or what. It was noted that the carport was on sono tubes. They had already set the sono tubes in. It was noted the structures could be moved to meet the setbacks.

John Trottier asked who the builder was. Did the Town receive an actual plot plan prior to the work being done?
Answer – No.

John Trottier, Chairman, stated he would like to hear from the applicants. Stated he was under the impression he was going to be here one way or the other. Stated that he felt the Board should hear from the applicant.

Donna White noted there was no one on ZOOM for this meeting and no one “waiting” to get into ZOOM.

Based on the fact that the applicants were not present, John Trottier made the following motion:

MOTION

John Trottier made a motion that the Dunbarton Zoning Board of Adjustment continue this application until the next regularly scheduled meeting of the Zoning Board of Adjustment until Monday, February 8, 2021 at 7:00 p.m. The motion was seconded by James Soucy and passed unanimously.

There being no other business, the meeting adjourned with the following motion:

MOTION:

John Trottier made a motion that the meeting be adjourned at 7:25 p.m. James Soucy seconded the motion. The motion passed unanimously.

Respectfully submitted,

Alison Vallieres
Secretary