

TOWN OF BARTLETT
ZONING BOARD OF ADJUSTMENT
56 TOWN HALL ROAD
INTERVALE, NH 03845
603-356-2226

APPROVED MINUTES

ZBA MEETING

October 14, 2024

6 p.m.

Present: Julia King Chair; Steve Hempel Vice Chair; Peter Gagne; Scott Grant; Peter Pelletier

Absent with notice: Richard Plusch (Alternate)

1. **Call to Order-** Called to order by the chair at 6:01 PM
2. **Pledge of Allegiance**
3. **Minutes of last meeting-** September 9, 2024. Motion made by Scott grant seconded by Steve Hempel to accept the minutes as written. Passed by a vote of 4 ayes and 1 abstain (Peter Pelletier abstained from voting).
4. **Unfinished Business**
5. **New Business**
 - **Robert and Judith Bowers (Tax Map 3ALPVL -03)** under **Article XVIII Section D-1-(b)** of the Town of Bartlett Zoning Ordinance to request a deviation of 20% in setback requirements on the western property line to accommodate a proposed detached structure that will be used as a tool and storage shed. Mr. Bowers with Matt Howard's assistance presented. Mr. Bowers stated he was unaware of the rule of a setback on a private road. He is aware of the setback rules on the town roads. However, he was trying to center the shed on his property and then found out he needed 60 feet from the center of the road. He stated the private road has changed over the years and has gotten wider near his house. Julia King stated on the drawing he provided she was not clear where the center line was. She asked the applicant for clarification. Mr. Howard explained that the 48 feet indication is the center of Tall Woods Loop and that would be the southwestern side of the structure. The depicted 25 feet mark is an error on the drawing and it

is not to scale. Mr. Howard clarified it is definitely 48 feet to the middle of Tall Woods Loop because he measured it himself. Scott Grant confirmed that the measurement from the middle of Tall Woods Loop being 48 feet and that would give the applicant the 20% reduction from the 60-foot ordinance. Mr. Bowers stated there is a strip of trees there after the 48 feet. Scott Grant asked about the dimensions of the shed. Mr. Howard replied 24 x 14 feet and 10 feet high. Basically a prefab shed. There will be green space to the Tall Woods Loop southwest side and Mr. Bowers has already bought plants to replace some of the greenery and further screen the shed once its is built. Peter Pelletier asked if the shed would be on pillars or a slab of concrete- applicant answered slab. Hearing closed by the chair at 6:20 PM and opened it to the public. Comment made that applicant has done what he could to have the shed in the right place.

CHECKLIST FOR SPECIAL EXCEPTIONS

Article XVIII - Section D-1

d. The Zoning Board of Adjustment in its deliberations will consider all of the following conditions and determine whether:

- (1) The specific site is an appropriate location for such a use. *(Vote yes if you think the site **is** an appropriate location; vote no if you think it is not)* **Board voted unanimously yes**
- (2) A preponderance of evidence is found that property values will not be reduced due to incompatible land use by such a use. (Amd 11/4/86) *(Vote yes if you think property values **will not** be reduced; vote no if you think they will)* **Board voted unanimously yes**
- (3) No traffic hazard will be created. *(Vote yes if you think a traffic hazard will **not** be created; vote no if you think it will)* **Board voted unanimously yes**
- (4) No nuisance or other hazard is involved. *(Vote yes if you think there is **no** nuisance/hazard; vote no if you think there is)* **Board voted unanimously yes**
- (5) Adequate and appropriate facilities will be provided for the proper operation of the proposed use. *(Vote yes if you think adequate facilities **are** provided; vote no if you think they're not)* **Board voted unanimously yes**
- (6) There is adequate area for safe and sanitary sewage disposal according to State regulations. *(Vote yes if you think there **is** adequate sewage area; vote no if you think there isn't)* **Board determined N/A**
- (7) Operations in connection with such a use shall not violate the provisions of Article IV of this ordinance. *(Vote yes if you think the use **does not** violate the provisions; vote no if you think it does)* **Board voted unanimously yes**

Decision from the board to grant the deviation of 20% in setback requirements on the western property line for a detached structure to be used as a tool and storage shed.

6. **Robert L. Carper (Living Trust) (Tax Map 2GLENL Lot 95)-** discussion as to when to set up the request for re-hearing. Board reviewed the request from Mr. Roy W. Tilsley Jr. (Bernstein, Shur Sawyer and Nelson, P.A.) for a request to re-hear the application. Board agreed to meet October 21, 2024 at 8 AM at the Town Hall.
7. **Communications:** N/A
8. **Other Business:** N/A
9. **Next meeting:** November 11, 2024 at 6 PM
10. **Adjournment.** Motion made by Scott Grant seconded by Peter Pelletier vote unanimously to adjourn the meeting at 6:50 PM