



Approved on: 1/31/2018
BOS Initial: [Signature]
Rec'd by Town Clerk on: 2/1/2019
Town Clerk Initials: BK

TOWN OF THORNTON
Zoning Board of Adjustment

Town of Thornton • 16 Merrill Access Road • Thornton NH, 03285 • 603.726.8168

ZONING BOARD OF ADJUSTMENT MEETING MINUTES
Wednesday, December 27, 2017

CALL TO ORDER:

W. Rose called the meeting to order at 7:03 p.m.

ROLL CALL:

The following members were present:

Chairman W. Rose, J. Marshall Member, D. Day, Member, S. Bartlett, Member, Joseph M. Monti, Alternate.

The following member was not present: C. Hodges, Member

Also Present: J. Fleury, Board Secretary

Public Present: Scott Newell, Roger Robidoux, Alan Rawson

Board members introduced themselves.

REHEARING: *Review and Public Hearing on an application filed by property owner Scott Newell for "VARIANCE" from the provisions of ARTICLE VI, paragraph A.2 of the Thornton Zoning Ordinance to build a two-bedroom single family dwelling at Thornton Gore Road (Tax Map 3 Lot 2-22) without sufficient setbacks.*

W. Rose stated that the Board had intended to re-consider a variance request from Mr. Newell this evening as posted and advertised.

W. Rose stated that the Board received a request received late last week from Keach & Nordstrom Associates, Inc., engineer consultants for Mr. Newell, to continue the meeting as they were not able to attend the meeting due to holiday travel plans.

W. Rose asked Mr. Newell if Keach-Nordstrom was still representing Mr. Newell with his variance application. Mr. Newell confirmed his agreement with the request for a continuance as the engineer is representing him with his variance application.

ZONING BOARD OF ADJUSTMENT MEETING MINUTES

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MOTION "To postpone the rehearing to January 31, 2017 at 7:00 p.m."

Motion: D. Day

Second: S. Bartlett

Discussion: None.

Motion Passes: 5-0

W. Rose asked the members of the public if they had any questions.

Mr. Newell stated that he has waited so long to move on his application and is vested deeply and has no choice but to wait for his engineers.

Mr. Newell stated that he received a letter from A. Rawson stating that he didn't opposed to the size home he was proposing and the setbacks had nothing to do with his decision. Mr. Newell stated that the ZBA had agreed that they would not get involved in the meets and bounds as this was a civil matter. Mr. Newell stated that he has already tried to resolve the civil matter with A. Rawson.

Mr. Newell stated that he is trying to be a good neighbor whether he gets to build what he wants or something smaller. Mr. Newell stated that the ZBA granted him a variance on the setbacks and nothing has changed with the lot, it is still 50x150.

W. Rose stated that the ZBA has since motioned to grant an approval for reconsideration of the variance application. The previous approval for variance has been rescinded and the ZBA is considering this a brand-new application for a variance.

Mr. Newell asked if he can apply for a ZCA and build a smaller home that fits on his lot instead of applying for a new variance.

W. Rose stated that if Mr. Newell does not apply for a variance then the ZBA will not need to hear his request.

Mr. Newell stated that he has no choice but to move forward.

W. Rose recommended expressing any further comments during the rehearing scheduled for January 21, 2018 at 7:00 p.m..

MINUTES FOR APPROVAL

MOTION "To approve the minutes of September 27, 2017 as submitted."

Motion: S. Bartlett

Second: J. Marshall

Discussion: None.

Motion Passes: 5-0

MOTION "To approve the minutes of November 15, 2017 as submitted."

Motion: J. Marshall

Second: S. Bartlett

Discussion: None.

Motion Passes: 4-0

Abstained: W. Rose

ADJOURNMENT:

7:14 p.m. MOTION: "To adjourn."

Motion: D. Day

Second: S. Bartlett

Discussion: None

Motion Passes: 5-0

Respectfully submitted,

Jessi Fleury
Board Secretary