

TOWN OF WEBSTER, NEW HAMPSHIRE
Zoning Board of Adjustment
945 Battle Street/Rte. 127
Webster, NH 03303
Tel. (603) 648-2272
PUBLIC HEARING
Zoning Board of Adjustment
March 19, 2019

Present:

ZBA Members and Alternates: Chairman Martin Bender, Robert Drown, Jr., Barbara Corliss, Jaye Bowe, Dee Blake and Alternate Member Guy LaRochelle who arrived at 7:15 pm.

Public in attendance: Sirena Lemieux-Crotty – Applicant and John Clark – abutter.

ZBA Case No. 19-02 Special Exception:

Petition for a Special Exception to Article IV. Section 4. (A) Lot Area and Yard Requirements and Article V. Section 8. (A) Setbacks of the Zoning Ordinance. Applicant, Sirena Lemieux-Crotty, 1213 Battle Street, Webster, NH, proposes to build a carport 25 feet from Battle Street and 25 feet from the rear and side property lines with an overhead-only protected path to the side entrance. The property is located on tax map 3 lot 103 in the Residential/Agricultural Zone.

7:00 pm Chairman Bender opened the meeting by having Member/Secretary Jaye Bowe take attendance. Member Bowe then read the application.

7:02 pm Chairman Bender opened the hearing by explaining the ZBA public hearing procedure after which he invited Ms. Lemieux-Crotty to make her presentation to the Board. Ms. Crotty explained she just wanted to put up a carport for the winter. Currently she can only park in front of her house which is only 21 feet from Battle Street. It is very dangerous for her and her four and a half year old child especially when there is a lot of snow. She stated she would rather enter her house by the side entrance rather than from the front. She distributed a photograph of the carport she was looking which would be large enough for only one vehicle. She stated there was space to the right of the house to put the carport which measures 12 feet wide by 20 feet long. Her property line is 70 feet which would allow for 25 foot setbacks front and rear. She and her son are the only residents of the home so there are no other vehicles unless she has visitors.

Member Blake asked why she couldn't move it closer to the house. Ms. Crotty stated her septic is in that area and she was told she should build over the septic. Member Drown stated that if she ever had to repair the septic, having a structure built on top of it would be a problem.

At this time Mr. John Clark, an abutter from Battle Street, stated he fully supported Ms. Crotty's proposal. He had witnessed firsthand her struggle all winter trying to get in and out of her front door. A brief discussion ensued.

There was no opposition. At this time Mrs. Larson, Land Use Coordinator, stated she had received a voice mail from Carol Young, an abutter from Potash Road, who could not attend this hearing, stated she did not have a problem with Ms. Crotty's proposal.

7:14 pm Chairman Bender closed the testimony and opened up the hearing for the Board to deliberate. Member Drown stated he thought it was pretty cut and dry. Member Drown made a motion to accept the Special Exception application; seconded by Member Bowe and approved unanimously. Roll Call: Marty Bender – in favor; Robert Drown, Jr. – in favor; Barbara Corliss – in favor; Jaye Bowe – in favor and Dee Blake – in favor.

7:16 pm Chairman Bender adjourned the public hearing.

The next order of business was review of the draft minutes from February 19, 2019. Member Drown made a motion to accept the minutes as written; seconded by Chairman Bender and approved unanimously.

The next order of business was electing the ZBA Secretary. Chairman Bender nominated Member Bowe as Secretary for the ZBA; seconded by Member Drown and approved unanimously. Member Bowe accepted the nomination.

7:20 pm Meeting adjourned.

These minutes were approved as written at the ZBA meeting of September 10, 2019.

Respectfully,

Jaye Bowe, Secretary