

Town of Boscawen, NH
ZONING BOARD OF ADJUSTMENT
Boscawen Municipal Complex

MEETING MINUTES – Draft
Tuesday, July 25, 2017 at 7:00 PM

Members Present: Chair Gail Devoid, Douglas Supry, Ann Dominguez.

Member Ex-Officio: Roger W. Sanborn.

Others present: Kellee Jo Easler, Planning & Development Community Assistant, Alan Hardy Planning & Community Development Director, and Rose Fife, Recording Secretary

Ann Dominguez is voting.

Absent: Vice Chair Edward Cherian Jr. and Tracy Jo Bartlett

Meeting opened at 7:25 pm.

Roll call by Secretary

Review & Acceptance of Draft Minutes: A **motion** to approve the draft minutes of March 28, 2017 was made by Supry, seconded by Sanborn and passed by a unanimous vote.

Old Business

Rules of Procedure PH scheduled for 07.25.17. Kellee Jo Easler explained. There is one change in the Rules of Procedure (Paragraph N) as the Governor vetoed the bill to vote on each individual item. She noted each change that has been documented in red. Chair Devoid asked if the effective dated would be 7/25/17 and Kellee Jo Easler said yes. Paragraph N will be removed.

A **motion** to accept the Rules of Procedure as amended was made by Supry, seconded by Sanborn, and passed by a unanimous vote.

New Business

Application for a **Variance & Special Exception** seeking relief from the **30' front setback requirement for a Home Business Major**, submitted by **Eric & Holly Forsgren** located on **Tax Map 183D, Lot 66, at 41A Jackson St., Boscawen NH 03303 in an R1 zone.**

Testified: Holly and Eric Forsgren. Chair Devoid explained the process to the applicants. Eric Forsgren made the presentation to the Board. The variance application he'd like to keep simple. They would like to accommodate Holly's business for hand crafts and yarns and fibers for people who knit, crochet, etc. The business will not generate a lot of traffic. They would like to locate it in a 10x20 small shed structure. They would like to keep it near to the edge of the property. They would like to keep it adjacent to and about 15 feet from the house. It will be set back within the typical setback of the other homes in the neighborhood. They would like it to be visible to people who are looking for her business. It will not change the character of the neighborhood. There will be no large amount of outdoor lighting and no large signage. Very simple. It is a small home business. They could not

51 conduct the business inside the home as it is open concept in the home and difficult to partition off a space. Holly
52 noted that the reason it is a major home occupation is because they cannot put the business inside the home. Her
53 business won't have as much visual impact as some of the other small neighborhood businesses. Chair Devoid
54 asked if the structure were already built. Eric said it has not been. He cannot locate the building due to
55 topography. They don't want to block off the neighbors door that faces their home. Supry asked if there was a
56 mobile home just west. Eric said yes. Devoid asked how many vehicles they thought they could park. Eric said
57 two typically. Holly said she doesn't expect to have much traffic. This is her hobby and she doesn't want it to
58 grow to the point where she won't enjoy it. Devoid asked if the parking area were to be paved. Eric noted most
59 likely it would be gravel. Their cars are separate from this.

60
61 Supry felt it was in keeping with the neighborhood and it's not encroaching on the neighbors. Sanborn agreed.
62 Dominguez said it is very low key, not commercial.

63
64 Sanborn sees no problem whatsoever after he went through the 8 points of a variance. There is no opposition.

65
66 Any abutters in favor: none.

67
68 Any abutters in opposition: none.

69
70 Public in favor: none.

71
72 Public in opposition: none.

73
74 Comments from Alan Hardy: none.

75
76 A **motion** to approve their variance and special exception for home business major as requested by the Forsgren
77 located on Tax Map 183D, Lot 66 at 41A Jackson Street Boscawen NH in an R1 zone was made by Sanborn,
78 seconded by Supry and passed by a unanimous vote.

79
80 A **motion** to adjourn the meeting at 7:48 pm was made by Sanborn, seconded by Supry, and passed by a
81 unanimous vote.

82
83 **Next Meeting:** August 22, 2017 at 7pm.

84
85 *Respectfully submitted,*
86 *Rose Fife*