

**TOWN OF NEW HAMPTON
ZONING BOARD OF ADJUSTMENT
MEETING MINUTES**

Site Visit at 9:00 am
25 Colony Lane, New Hampton

Immediately following: Town Office, 2nd floor meeting room
6 Pinnacle Hill Road, NEW HAMPTON, NH 03256

May 3, 2024

MEMBERS PRESENT
SITE VISIT
25 Colony Lane
CALL TO ORDER

Regular members: Mr. Newman, Ms. Gattermann, Mr. Akers.
Alternate member: Mr. Tierney

Chair Mr. Newman called the continued public hearing to order at 9:00 PM. Mr. Newman appointed Mr. Tierney to vote on behalf of Mr. Heckman. The Board reviewed the area where the proposed garage would be constructed. The Board determined where the property line on the northern side was located, confirmed the length of the proposed garage towards the northern side, as it was staked off. The Board measured from the outside edge of the proposed garage to the northern property, for a measurement of 15 ½ feet, being more conforming to the lot line than the 10 feet publicly noticed for the hearing.

**TOWN OFFICE - 2nd floor
meeting room**

Mr. Newman advised that at 9:09 am the meeting would be recessed and the group traveled to the Town Office.

**PUBLIC HEARING
(cont.)**

*Chad Mitchell, 25 Colony
Lane, Tax Map R16, Lot
10.11, for a Variance –
Article IV, Section A.4.iii. of
the New Hampton Zoning
Ordinance.*

Mr. Newman reconvened the public hearing at 9:22 am and all ZBA members and Mr. Mitchell, present at the site visit, were present.

The plot plan submitted as an amendment on 5/1/24, was further amended to reflect the fact that the proposed garage would be 15 ½ feet to the northern property line, not 10 feet.

With no further discussion, Mr. Newman advised the board would now go into deliberations, coming out of deliberations if any questions need to be asked of the applicant. Criteria was reviewed.

The variance will not be contrary to the public interest: The Board agreed to this was met.

The spirit of the ordinance is observed: The Board agreed this was the case. Mr. Tierney pointed out that the neighbor to the north will not be impacted due to the buffer of vegetation in between.

Substantial justice is done: The Board agreed.

The values of surrounding properties are not diminished: The Board agreed it would not, and would likely be an enhancement.

Literal enforcement of the provisions of the ordinance would result in

(ZBA Minutes, May 3, 2024, cont.)

an unnecessary hardship because w\owing to the special conditions of the property that distinguish it from other properties in the area no fair and substantial relationship exists between the general or public purposes of the ordinance’s provision and the specific application of that provision to the property; and – the proposed use is a reasonable one: The Board agreed this was a reasonable use. Mr. Newman pointed out that due to intermittent problems with water on this parcel, this was the most reasonable location. The Board agreed.

Ms. Gattermann made a motion, seconded by Mr. Akers to approve the variance to construct a garage on the north side of the current garage, 15 ½ feet from the property line, as amended on the plan submitted by Mr. Mitchell at this meeting. Vote was unanimous.

ADJOURNMENT

Mr. Tierney made a motion, seconded by Ms. Gattermann, to adjourn at 9:27 am. Vote was unanimous.

Respectfully Submitted,

Pam Vose, Land Use Administrator