

July 21, 2022

Franconia Zoning Board of Adjustment
Meeting Minutes

5:00pm

ZBA Members Present Phil Krill (Vice-chair), Brian Williams, Peter Grote, Alex Peoples, Dawn Steele

Members Not Present: Susan Retz (Chair), Mark Hessler (Planning Board Representative)

A meeting and public hearing of the Franconia Zoning Board of Adjustment (ZBA) was held on Thursday, July 21, 2022, at the town hall at 5:00pm.

The hearing was called to order at 5:00pm by Vice-Chair Phil Krill, who chaired the meeting in the absence of Chair Susan Retz. Vice-Chair Krill asked Mr. Agostinelli to review his application for a variance from Article III, Section 3 of the zoning ordinance asking to build a detached garage within the setback at his property at 37 Pioneer Road, Map 28 Lot 160.

Mr. Agostinelli said he would like to build a two-bay garage with upstairs storage at his property but the only location that would suffice for the project does not meet the setback requirement due to an easement for utility lines at the rear of the property, the location of the septic tank and the size of the lot preventing construction in any other location. The proposed improvement would be 5' from the property line on the east side of the property.

The variance application was reviewed verbally including each Fact Supporting the Variance. Mr. Agostinelli said he was able to speak personally with most abutters and none had any issue with the proposed project. Secretary Jenny Monahan said she did not receive any feedback from abutters opposed. He confirmed that the architecture of the proposed improvement will be consistent with the neighborhood. He said he spoke with Building Official Clark about storm water mitigation and while he did not want to invest in an engineered plan prior to being granted the necessary variance to build, he said he will work with Building Official Clark to make sure it is properly addressed. Mr. Agostinelli distributed photographs of the lot to the board members to better represent where the proposed improvement will be.

After a brief discussion, Brian Williams made a motion to grant the variance from Article III Section 3 of the zoning ordinance to allow the proposed garage to be built within the setback providing a storm water mitigation plan being approved by Building Official Clark. Peter Grote seconded the motion with all voting in favor. **Motion passes.**

With no further discussion, the meeting was adjourned at 5:14pm on a motion by the Vice-Chair Krill and a second by Peter Grote with all voting in favor.

Respectfully submitted,
Jenny Monahan
Secretary Clerk, Zoning Board Adjustment