

Franconia Zoning Board of Adjustment Meeting Minutes

ZBA Members Present: Susan Retz (Chair), Phil Krill (Vice-chair), Brian Williams, Mark Hesler (representing planning commission), Dawn Steele (alternate)

Absent board members Alex Peoples and Peter Grote

Others Present: Rachel Pluchino, ZBA Secretary, Danial and Caron Gianfalla, Sharon Penny

A meeting and public hearing of the Franconia Zoning Board of Adjustment (ZBA) was held on Thursday, March 15, 2023, at the Franconia Town Hall.

The meeting was called to order at 5:02pm by Chair Susan Retz and the members introduced themselves to the attendees.

Public Hearing

Application for a variance from Article III, Section 14 of the Franconia Zoning Ordinance filed on November 22, 2022 by Daniel Gianfalla, Tax Map 24 Lot 66, Timber Lane, for the addition of 10' X 14' room, which would exceed the maximum height allowance of 35'.

Daniel Gianfalla came before the board with Caron Gianfalla. Daniel Gianfalla stated that the height variance would allow for an unobstructed view as the trees along the property line have grown since the lot was purchased in 2002. The additional 10' would not infringe on the views of the surrounding abutters.

Abutter Douglas Rigler sent in a letter in objection to the variance. Douglas Rigler stated "The 35-foot height limit originated in 1970 as part of a master plan which sought to prevent lowering the desirability or value of existing owners' present property. The master plan, as amended, has been effective for over 50 years in preserving the beauty and atmosphere of Franconia. To our awareness, all property owners on Timber Lane are in compliance with the regulations".

The ZBA felt that the level of justification for the variance did not exist and that no hardship was present.

Susan Retz made a motion to deny the application for a variance. Phil Krill seconded the motion. **Motion passes.**

A conversation ensued after the vote regarding alternative actions to enhance the view.

The Chair closed the hearing at 5:45P.