

**Ashland Zoning Board of Adjustment
Meeting Minutes
Thursday, April 11, 2024**

CALL TO ORDER: Charlie Bozzello, Chair, called the meeting to order at 6:30 PM

MEMBERS PRESENT: Charlie Bozzello
Mardean Badger
Tim Peters
Asa Ammarin
Mike Myshrall (alternate)

MEMBER ABSENT: Meghan Semiao

OTHERS PRESENT: Jon Kwiatkowski, applicant
James and Susan DeGrace, applicants

Charlie Bozzello, Chair, appointed Mike Myshrall (alternate) as a voting member at this meeting.

CASE 2024-02 APPLICATION FOR SPECIAL EXCEPTION FOR THE SETBACK OF A SIGN AT 65 MAIN STREET ASHLAND TML 109-065 OWNED BY HIGH LIFE BUILDING COMPANY, INC.

Jon Kwiatkowski came before the Zoning Board of Adjustment to request a Special Exception for the setback of the sign at 65 Main Street, Ashland. Mardean Badger made a motion to accept the application for discussion. Tim Peters seconded the motion. The motion passed unanimously on a roll call vote. Tim Peters made a motion to open the Public Hearing at 6:35 PM on this Special Exception Application. Asa Ammarin seconded the motion. The motion passed unanimously on a roll call vote..

Jon Kwiatkowski made the following points relative to his request for a Special Exception Application:

- Jon Kwiatkowski advised the ZBA that he is withdrawing his Special Exception Application
- The State has advised him that the Ashland ZBA does not have the authority to deal with the sign issue
- The State doesn't know if the current sign is in the right of way
- The sign was placed where it is so as not to interfere with the water main on the property
- Mike Kimball, NHDOT District 3, is concerned about the real estate signs posted on the property

Mardean Badger made a motion to acknowledge that the application has been withdrawn. Asa Ammarin seconded the motion. The motion passed unanimously on a roll call vote.

Charlie Bozzello wanted the minutes to reflect that the Special Exception Application submitted was withdrawn without prejudice.

If Jon Kwiatkowski convinces the State that the current sign can remain in the right of way, he must submit to the ZBA a written letter that the sign may remain in place.

If the ZBA approves the Special Exception the ZBA Board will be at odds with DOT.

CASE 2024-03 APPLICATION FOR A VARIANCE OF SECTION 2.3 OF THE ZONING ORDINANCE, SETBACKS AT 73 RIVER STREET TML 106-003 OWNED BY JAMES AND SUSAN DEGRACE

Applicants James and Susan DeGrace, property owners, propose to construct an addition, stairs, and an attached garage to the existing house after removing a shed and a portion of the driveway.

Mardean Badger pointed out that the property is located in the Rural Residential zone in the Squam Overlay. This needs to be noted on the application.

Mardean made a motion to accept the application for consideration. Asa Ammarin seconded the motion. The motion passed unanimously on a roll call vote.

PUBLIC HEARING

Asa Ammarin made a motion to open the Public Hearing. Tim Peters seconded the motion. The Public Hearing opened at 6:45 PM. No abutters to the property were present or sent in written testimony.

James and Susan DeGrace presented their proposal to remove the present shed on the property and replace it with a two-car garage and shorter driveway. In the future, they want to turn this residence into their permanent residence. The DeGraces have received approval from DES for a specified garage size. The current house is in the same footprint as the trailer it replaced. The garage will be permanent.

The ZBA had the following questions about the proposal:

- How far is the proposed garage from the left boundary line of the property?
- Specify in more detail the relation of the garage to the river, the front setback, the side setback
- Is the property and the residence in the floodplain?
- The house is 50' from the river. There is an 8' drop off from the back of the house to the river

If variance is granted, they will then go to the Building Inspector for a building permit. After discussing the documents presented by the DeGraces, the Board requested a Site Walk of the property by the members and Devon Thibeault, the Building Inspector, who would be able to take measurements and discuss the applicable floodplain regulations. The Site Walk has been scheduled for Friday, April 19, 2024 at 11 AM.

The public hearing for this case is continued to Thursday, May 9 at 6:30 PM at 6 Collins Street.

DISPOSITION OF MINUTES

The Board reviewed the minutes from Thursday, January 4, 2024 and were tabled to be reviewed at the Thursday, May 9, 2024 meeting.

The Board reviewed the minutes from Thursday, February 8, 2024 meeting and tabled be reviewed at the Thursday, May 9, 2024 meeting.

The Board reviewed the minutes from Thursday, March 14, 2024 meeting. Tim Peters made a motion to approve the minutes. Asa Ammarin seconded the motion. 4 in favor, 1 abstention (Mike Myshrall).

ADJOURNMENT

Tim Peters made a motion to adjourn. Charlie Bozzello seconded. The motion passed to adjourn at 7:35 PM. The next ZBA meeting will be Thursday, May 9, 2024 at 6:30 PM at 6 Collins Street.

Minutes submitted by Paula Hancock