

Town of Lyndeborough  
Zoning Board of Adjustment  
Meeting Minutes December 13, 2010

The Zoning Board of Adjustment Chair Steven Brooks called the meeting to order at 7:30 pm on Monday, December 13<sup>th</sup>, 2010

**Those present were as follows:**

Members: Tom Chrisenson, Dave Roemer, Steven Brooks, Karen Grybko, Richard Roy and alternate Trish Santos.

Others: Chris Brown, Scott Brown, Clayton Brown, Richard Thatcher and Paul Martin

Chair Steven Brooks noted that a quorum of members were present.

**Meeting Agenda:**

Public Hearing for Chris Brown for property located on Putnam Hill Road

Case: 2010-001

Map: 232 Lot 046

The applicant requested a Special Exception from the literal provisions of Lyndeborough Zoning Ordinance section 703.00 in order to construct a two-family dwelling.

Confirmation was received that all abutters had been properly notified of the meeting.

Chris Brown presented the print of the property in discussion.

Tom Christenson noted the print was stamped as 5 (five) acres.

Tom further explained that he believes all 5 conditions have been met for Exception to be granted. Conditions are as follows:

1. Minimum lot size of 4 acres;
2. Minimum frontage 500 feet;
3. A common road or street access serves both units;
4. Two off-street parking spaces shall be provided for each dwelling unit
5. Certification from the applicant and the Lyndeborough Health/Code Enforcement Officer that any existing septic system or new system is designed to support the increased load created by two families.

The two off-street parking spaces is not included on the print, however (2) 24 x 24 units intended for parking were included on a separate sheet provided by Chris Brown.

Paul Martin questioned why he had received notice of the hearing. Steven Brooks explained that it is because he is an abutter to the property.

Richard Thatcher expressed his concern that he is currently trying to sell his single family home and believes the two-family home may decrease the value of his own, raise taxes and make a “mess of the property”.

Steven Brooks explained the ZBA’s role was to hear the requests for Special Exceptions and to determine if all conditions set forth in the town zoning regulations are met. Tom Christenson said the case is spelled out and all 5 conditions are indeed being met.

Paul Martin stated that Chris Brown is trying to do a good job and he doesn’t have a problem with what he is trying to do. His concern is primarily the width of the current road getting to and from the property is basically 1 lane and the corner is dangerous. A logging truck had once hit his mother-in-law.

**Motion:**

Tom Christenson motioned that the ZBA approve the granting of the Special Exception noting that all 5 conditions necessary for granting a Special Exception have been met. Dave Roemer seconded.

Vote: There being no further discussion, Chair Brooks called for a vote on the motion. Four members voted in favor of the motion carrying (4-0). Chair Brooks abstained.

**Adjournment:**

There being no new business, Tom Christenson motioned that the meeting be adjourned. Dave Roemer seconded. All members voted in favor, with the motion carrying unanimously (5-0). The meeting adjourned at 7:45pm.

Respectfully submitted,  
Trish Santos, Secretary/Alternate Member