



ZONING BOARD OF ADJUSTMENT

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MINUTES OF THE BOARD OF ADJUSTMENT PUBLIC HEARING

Tuesday, June 16, 2020 – 6:30 p.m. – Town Hall Conference Room

Members Present: Steve Gerrato, Ron Gross, David Sandmann, Leonard Schwab

Members Absent: Lindsey Franck

Staff: Jack Shephard – Building Inspector

Chair Gross opened the Board of Adjustment meeting at 6:33 p.m. and a roll call was taken. A checklist to ensure meetings are compliant with the Right-to-Know Law during the State of Emergency was read into the record by Chair Gross.

Roll call attendance: S. Gerrato – present, L. Schwab – present, D. Sandmann – present, R. Gross – present. Chair Gross welcomed D. Sandmann as a new member of the Board. D. Sandmann gave the Board a brief background.

1. Introduction of Building Inspector – Jack Shephard

Chair Gross introduced Jack Shephard, Building Inspector, to ZBA members. J. Shephard gave a brief background.

2. Reorganization of the Board

MOTION: D. Sandmann moved to nominate R. Gross as Chairman. Second – L. Schwab; roll call vote: S. Gerrato – yes, L. Schwab – yes, D. Sandmann – yes, R. Gross – yes. MOTION CARRIED

MOTION: L. Schwab moved to nominate S. Gerrato as Vice Chairman. Second – L. Schwab; roll call vote: S. Gerrato – yes, L. Schwab – yes, D. Sandmann – yes, R. Gross – yes. MOTION CARRIED

3. 41 Park Avenue – Map U3, 7A; Residential and Aquifer Protection Zones

Request for a Variance

Owner/Applicant: Jonathan Hudson

The owner/applicant is seeking a Variance from Article IV – Dimensional Requirements, Section 4.1.1 of the Greenland Zoning Ordinance, for a 24x16 shed placed within the 20 ft. setback.

The applicant has requested to withdraw his application. J. Shephard has met with the homeowner; the shed will be moved to another location on the property.

MOTION: S. Gerrato moved to grant the withdrawal of the Request for a Variance without prejudice. Second – D. Sandmann; roll call vote: S. Gerrato – yes, L. Schwab – yes, D. Sandmann – yes, R. Gross – yes; all in favor. MOTION CARRIED

4. Approval of Minutes

MOTION: S. Gerrato moved to approve the minutes of Wednesday, January 22, 2020.

Discussion: L. Schwab noted that the minutes from the meeting on January 22, 2020, included an incomplete item from August 2019. S. Gerrato had brought up two numerical corrections to those minutes; they were not addressed in January 2020. The Administrative Assistant responded that the previous Building Inspector researched the measurements in question: 14" was correct and 8,800 sq. ft. was correct (18,000 sq. ft. should be corrected to 8,800 sq. ft.). Approval of the August minutes was continued to the meeting on Tuesday, July 21, 2020.

MOTION: S. Gerrato moved to approve the minutes of Wednesday, January 22, 2020, with the exception of approval of the August 20, 2019 minutes. Second – L. Schwab; roll call vote: S. Gerrato – yes, L. Schwab – yes, D. Sandmann – abstain, R. Gross – yes; three in favor, one abstain (D. Sandmann).
MOTION CARRIED

5. Other Business

July Meeting: There will be a meeting on July 21, 2020. A Request for a Variance was received for a porch into the front setbacks.

Request to Change Day of Meeting: At the last meeting, L. Franck had requested to change the night of the ZBA meeting to Wednesday rather than Tuesday. S. Gerrato stated that the ZBA meets on Tuesday because other Boards meet on Wednesday; he represents Greenland at the Rockingham Planning Commission meetings and those are on Wednesday. Further discussion was continued to the July meeting.

Wetlands: S. Gerrato discussed wetlands with the Building Inspector and members of the Board. Chair Gross noted that the Building Inspector is a significant asset to the Town due to his experience and concern about these types of issues.

1088 Portsmouth Avenue: J. Shephard has met with the property owner of 1088 Portsmouth Avenue and will meet with him on a continual basis. The Town is notified when processing is taking place. L. Schwab noted there is significant wildlife in the area of the brook at the rear of the property.

6. Adjournment

MOTION: D. Sandmann moved to adjourn at 7:10 p.m. Second – L. Schwab; roll call vote: S. Gerrato – yes, L. Schwab – yes, D. Sandmann – yes, R. Gross – yes; all in favor. MOTION CARRIED

NEXT MEETING

Tuesday, July 21, 2020 – To be Announced

Submitted By: Charlotte Hussey, Administrative Assistant

Approved: