

Draft Minutes



**Town of Henniker
Zoning Board Meeting
Nov. 16, 2016
Henniker Town Hall**

Members Present: Leon Parker; Robert Stamps; Joan Oliveira, V. Chair, Gigi Laberge

Members Excused: Bob Pagano & Doreen Connor

Town Planner: Mark Fougere

Guests: Dan Higginson, Debbie Connor, Paul & Carri Dionne

Recording Secretary: Mark Fougere

1) Call to Order/Attendance

Chairman Connor called the meeting to order at 7:00pm and read the hearing notice.

2) Public Meeting

Case 2016:07: Variance from Article VI, Section 133- 24 G, to allow a proposed home addition to infringe into the 15 foot side setback 7.3 feet, owner/applicant Deborah Connor, 95 Checkerberry Lane, Map 1 Lot 110-D-9, Zoned RN Residential Neighborhood.

Ms. Oliveira made a motion to appoint Mr. Parker as Chair, she had surgery today and feels he would be more appropriate to lead meeting, seconded by Ms. Laberge; all in favor 4 – 0.

Mr. Parker opened the meeting and introduced the case.

Mr. Higginson noted that he is representing the owner, Ms. Connor. He noted that the proposal is to add an addition to the home, which lies on the right side of the lot, ledge exists on the left side. The Lot adjoins common open space and will have no impact on abutters.

Mr. Parker asked the Board if they would like to have the applicant to review the five variance criteria, Ms. Oliveira asked Mr. Higginson to review the criteria. Mr. Higginson outlined the criteria noting the ledge on the site, the lot was created prior to zoning, no impact on abutters and will fit into the neighborhood and not impact values.

Ms. Laberge asked about the 250 foot shoreline requirement, Mr. Higginson stated that they will need a permit if the variance is approved.

M. Laberge asked if they could move the addition and Mr. Higginson outlined the challenges to do that.

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Mr. Parker asked the members of audience if they had any questions; no one objected to the request.

Mr. Stamps made a motion to approve, seconded by Ms. Oliveira all in favor 4 – 0.

3) Approval of Minutes – October 19, 2016

The Board discussed the minutes of October 19th, after discussing minor comments relative to clarifying the vote, a motion was made by Mr. Stamps to accept the minutes as amended. Ms. Oliveira seconded. Motion passed 3 – 0-1 (Ms. Laberge obtained).

4) Adjournment

A motion was made to adjourn the meeting at 7:20 pm by Mr. Parker. Mr. Stamps seconded. Motion passed 4-0