



TOWN OF WAKEFIELD, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
Monday, September 21, 2020

September 21, 2020 ZBA MINUTES FOR SITE WALK

Approved

Re: Gafney Library Variance

Present at the site walk: George Frothingham, Doug Stewart, Don Stewart, Annie Robbins, Natalie Kelley, Victor Vinagro, Dick DesRoches, and Jim Rines

THE SITE WALK STARTED AT 6:30PM. Jim Rines from White Mountain Survey & engineering representing the Gafney library went over the building footprint and pointed out the area that needed relief from the Wetland set back. Jim Rines provided a set of new drawings showing the wetland set back being 8.66' and that measurement includes the building overhang. Jim pointed out where the current drainage system runs under the existing home and the intent to replace and improve it. Jim told the board that the Planning Board can reduce the wetland setback but only to ten foot. The setback is going to be 8.66' triggering a variance. Annie Robbins asked if the addition is to be constructed in the actual wetland. Jim Rines said the addition will not be in the actual wetlands but a part of the addition would be as close as 8.66' away from the wetlands. The site walk ended at 6:40pm

vmv



TOWN OF WAKEFIELD, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
HELD IN PERSON AND ON ZOOM
 Monday, September 21, 2020
 Approved

George Frothingham, Chairman	X	Doug Stewart (present)	X	Victor Vinagro, Land Use Clerk & Code Enforcement Officer	X
Don Stewart Vice Chairman -Recused	X	Robert Baxter		Rick Sager, Town Counsel	
John Crowell	X	Natalie Kelley	X	Site Walk	X
Judi DesRoches -Recused	X			Public Hearing	X
Annie Robbins	X				

Others present for the ZBA meeting

Alternate Robert Baxter, Jim Rines, Jim White, Dick DesRoches and Jim Miller with Clearview Community TV.

Pledge of Allegiance & Call the meeting to order

The meeting was called to order at 7:00.

Mr. Don Stewart was recused as he is the attorney for the library and Mrs. DesRoches was be recused because of her husband's involvement with the library.

Seat Alternates as necessary

Alternates Natalie Kelley sat in for Mr. Don Stewart and Doug Stewart sat in for Judy DesRoches.

Public Hearings

Variance Application: submitted by James F. Rines, White Mountain Survey and Engineering, Inc. for property owned Gafney Library Inc., Tax Map 179 Lot 11, 12; 14 & 20 High Street. Variance Application: submitted by James F. Rines, White Mountain Survey & Engineering, Inc. for property owned by Gafney Library, Inc. Tax Map 179, Lots 11 & 12; 14 & 20 High Street. The applicant is seeking an approval of a Variance Application from the Town of Wakefield Zoning Ordinances Article 3, Table 2 Minimum Setbacks. The Applicant is seeking relief of a Wetland setback in order to construct an addition to the Gafney library.

The chairman opened the meeting at 7:00. Members were introduced.

Mr. Vinagro stated that the Application is administratively correct, fees have been paid, the notice has run and the abutters have been notified.

Mrs. Robbins made a motion, seconded by Mr. Crowell to proceed with the hearing. Roll call vote (5-0)

Explanations of the five Criteria were presented by Mr. Rines. The submitted text will become part of the record. (see attached)

Criteria 1 The proposed use would not diminish surrounding property values

Mr. Crowell made a motion, seconded by Mrs. Doug Stewart, that the criteria has been met. Roll call vote (5-0)

Criteria 2 Granting the variance would not be contrary to the public interest

Mr., Doug Stewart made a motion, seconded by Mrs. Robbins, that the criteria has been met. Roll call vote (5-0)

Criteria 3 Granting the variance would do substantial justice

Mrs. Robbins made a motion, seconded by Mr. Crowell, that the criteria has been met. Roll call vote (5-0)

Criteria 4 The use is not contrary to the spirit of the ordinance

Mrs. Robbins made a motion, seconded by Mr. Doug Stewart, that the criteria has been met. Roll call vote (5-0)

Criteria 5 Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

Mrs. Robbins made a motion, seconded by Mr. Doug Stewart, that the criteria has been met. Roll call vote (5-0)

Mrs. Robbins made a motion, seconded by Mr. Doug Stewart, to approve the variance as submitted. Roll call vote (5-0)

Board Business

Approval of Minutes of July 20, 2020

Mr. Doug Stewart made a motion, seconded by Mrs. Robins, to approve the minutes of July 20th. Roll call vote (Vote 5-0)

Set Next Meeting Date

None as of yet.

Adjournment

Mrs. Robbins made a motion, seconded by Mr. Doug Stewart, to adjourn the meeting at 7:22. Roll call (Vote 5-0)

Respectfully submitted for approval at the next ZBA meeting,

Priscilla Colbath,
ZBA Secretary