



TOWN OF WAKEFIELD, NEW HAMPSHIRE  
LAND USE DEPARTMENT

2 HIGH STREET  
SANBORNVILLE, NEW HAMPSHIRE 03872  
TELEPHONE 603.522.6205 x 308 FAX 603.522.2295

MINUTES OF THE ZONING BOARD OF ADJUSTMENT MEETING  
16 April 2018

Approved 5/21/18  
Draft: 4/21/2018

MEMBERS		ALTERNATES		OTHERS	
Don Stewart, Chairman		Doug Stewart		Victor Vinagro, Land Use Clerk & Code Enforcement Officer	X
George Frothingham	X	Annie Robbins	X	Rick Sager, Town Counsel	
John Crowell	X				
Judi DesRoches	X			Site Walk Public Hearing	S H
Steve Brown	X				

**Also present were:** Doug Stewart

A. CALL TO ORDER

G Frothingham called the meeting to order following the Pledge of Allegiance at 7:00PM.

B. SEAT ALTERNATES

Annie Robbins sat for Don Stewart

C. BOARD BUSINESS

None

D. PUBLIC HEARINGS

Variance Application: Submitted by Paul Allen on property owned by Allen Revocable Living Trust Located at 683 Canal Road, Tax Map 153, Lot# 006. The applicant is requesting a variance from Wakefield Zoning Ordinance, Article 3, Table 2, requiring a sideline setback for a non-conforming (Grandfathered) Lot. The applicant would like to build a shed on the property and are requesting relief from the sideline setback. The ZBA will conduct a site walk on Monday April 16, at 6:30pm at 683 Canal Road.

G Frothingham asked Paul if all fees have been paid and advertisements have been posted, Paul confirmed they had.

**Motion: To proceed with the hearing**  
**Made by: Judi DesRoches**  
**Seconded by: John Crowell**  
**Discussion: none**  
**Vote: 5-0-0**

Paul Allen presented the board with a shoreline map of the property. He is looking to build a small 8x10 shed on his 125x50 lot. He is asking for a variance so he can put his shed in the corner of his lot. There will be no foundation, it will be set on blocks.

He originally submitted a plan, but has since changed the plan, to pull the shed forward towards the lake. G Frothingham requested a new plan indicating the new placement of the shed. Paul agreed.

V Vinagro stated Paul would need to do a direct line trench due to the footage from the waterfront.

A Robbins asked the size of the shed. It's in the application as 10x12, but it was stated earlier as 8x10. Paul confirmed it was what was in the application, so 10x12. A Robbins asked that with the increase in size, would Paul still be able to move the shed forward. Paul confirmed it would.

G Frothingham opened the discussion for public hearing.

Doug Stewart commented that the variance seems fine to him as there are no abutters questioning it.

G Frothingham closed the public hearing.

The board discussed the criteria for the application.

Criteria #1, proposed use would not diminish property value.

**Motion: To accept the conditions of criteria #1**  
**Made by: Annie Robbins**  
**Seconded by: Judi DesRoches**  
**Discussion: none**  
**Vote: 5-0-0**

Criteria #2, granting the variance would not be contrary to the public interest because it would not have any effect of traffic or view of the lake.

**Motion: To accept the conditions of criteria #2**  
**Made by: Steve Brown**  
**Seconded by: John Crowell**  
**Discussion: none**  
**Vote: 5-0-0**

Criteria #3, granting the variance would do substantial justice because it will allow all tools, mowers and ladders inside.

**Motion: To accept the conditions of criteria #3**  
**Made by: Annie Robbins**  
**Seconded by: Steve Brown**  
**Discussion: none**  
**Vote: 5-0-0**

Criteria #4, the use is not contrary to the spirit of the ordinance because the use will be completely on my property, not an eye sore to anyone.

**Motion: To accept the conditions of criteria #4**  
**Made by: Annie Robbins**  
**Seconded by: Judi DesRoches**  
**Discussion: none**  
**Vote: 5-0-0**

Criteria #5, little enforcement of provisions of the ordinance would result in an unnecessary hardship because this will be the only storage for outside equipment do to the size of the lot and the style of the house.

**Motion: To accept the conditions of criteria #5**  
**Made by: Annie Robbins**  
**Seconded by: John Crowell**  
**Discussion: none**  
**Vote: 5-0-0**

Application is granted for Paul Allen.

The Board discussed conditions of the application  
Storm Water Runoff. An infiltration trench is to be installed off the drip edges of the shed for the runoff, 6-9 inches out from each side of the roof.

**Motion: To accept the storm water runoff condition of the application**  
**Made by: Steve Brown**  
**Seconded by: Judi DesRoches**  
**Discussion: none**

**Vote: 5-0-0**

Amendment of the shed size. The Board asks Paul to provide them with a new document showing the new location of the shed and the proper size.

**Motion: To accept the amendment of shed size condition of application**

**Made by: George Frothingham**

**Seconded by: Annie Robbins**

**Discussion: none**

**Vote: 5-0-0**

**Motion: To accept the variance applications with conditions**

**Made by: Annie Robbins**

**Seconded by: Judi DesRoches**

**Discussion: none**

**Vote: 5-0-0**

The Board told Paul that they would be sending him a notice of decision. Paul thanked the Board.

#### E. BOARD BUSINESS

Alternate Members- Candidate for Membership  
There was no one available to apply. No discussion.

#### F. APPROVAL OF MINUTES

March 19th Minutes to Approve

A Robbins noted that the march 19<sup>th</sup> minutes state she was present, but she was not. An amendment was made.

**Motion: To approve the March 19<sup>th</sup> minutes as amended**

**Made by: Steve Brown**

**Seconded by: John Crowell**

**Discussion: none**

**Vote: 4-0-1**

#### G. CORRESPONDENCE

None

#### H. SET NEXT MEETING DATE

May 21, 2018

I. ADJOURNMENT

**Motion: To adjourn the meeting**  
**Made by: Steve Brown**  
**Seconded by: Annie Robbins**  
**Discussion: none**  
**Vote: 5-0-0**

Respectfully submitted, *Jeanne Paul*

