

TOWN OF WEBSTER

ZONING BOARD OF ADJUSTMENTS

MEETING MINUTES TUESDAY MAY 9, 2023

The Zoning Board of Adjustments (ZBA) held a meeting on May 9, 2023. The meeting was held at Webster Town Hall; 945 Battle Street, Webster NH 03303 in the Grange Hall.

ZBA Members present: Chairperson Marty Bender, Normandie Blake, Robert Drown, Guy Larochelle and Barbara Corliss.

Also, present: Land Use Coordinator Russell Tatro, Adam Mock, Craige Fournier, Paul King, Therese Finnamore, Michal Scofield

Chairperson Bender opened the meeting at 7:17pm and Acting Secretary Barbara Corliss took attendance. Member Susan Roberts was not in attendance. Chairperson Bender noted that Bracco Djulibic was not yet at the meeting and moved to the next case on the agenda. Case 23-03 for Adam Mock. He was requesting a special exemption to the setback requirements to build a porch. Member Drown informed the Board that he would need recused himself because the applicant is his brother-in-law.

Chairperson Bender opened the hearing for ZBA Case 23-03 by going over the rules and procedures of the hearing. He also informed Mr. Mock of his right to request a re-hearing within 30 days of the Boards decision. He then asked Mr. Mock to present his application.

Mr. Mock informed the Board that he planned to put the porch on one of his rental properties at 1340 Pleasant Street. The house was approximately 44ft from the road and would extend out an additional 8ft. Chairperson Bender stated that this would make his request a special exemption rather than a variance. Mr. Mock continued that the view of the porch would be blocked from the road by 3 large maple trees and a stone wall. Member Blake asked if he planned to cut any of the trees down. Mr. Mock responded that he had to trim one back and there was another that was dead that would be removed.

Member Larochelle asked what the porch would be made from. Mr. Mock responded he planned to use pressure treated wood and would shingle the roof. He would also be using pre-cast piers. Member Larochelle asked if there were any plumbing or electrical lines under the area of the proposed porch. Mr. Mock responded that the electricity came to a different area of the house and described the location to Member Larochelle. He also pointed out that the leach field for the house was on the other side of the building.

Chairperson Bender asked if there were any further questions from the Board. Member Corliss asked if there were any nearby streams or rivers. Mr. Mock responded that there are no nearby streams or rivers. Hearing no further questions from the Board he opened the meeting to public comments. Hearing no public comment, he closed the hearing, and the Board began its deliberation.

Chairperson Bender stated that he saw no reason to deny the request. Member Larochelle asked anyone who knew if there was any future plan to widen the road. Chairperson Bender responded that he was not aware of any and they could ask the Road Agent. Member Blake asked if the porch would affect snow maintenance. Mr. Mock responded that it was not likely because the plow would need to go through the rock wall.

ROLL CALL VOTE: *To approve the special exemption for Adam Mock to build a porch withing the setback.*

BARBARA CORLISS– YES

ROBERT DROWN – RECUSED

MARTIN BENDER – YES

1 **NORMANDIE BLAKE – YES**

2 **GUY LAROCHELLE – YES**

3 **The vote passed 4 to 0**

5 **MOTION:** Member Drown

6 *To approve the minutes from 12/13/22, 1/10/23, & 4/11/23 as written*

7 **SECOND:** Member Blake

8 **BARBARA CORLISS– YES**

9 **ROBERT DROWN – YES**

10 **MARTIN BENDER – YES**

11 **NORMANDIE BLAKE – YES**

12 **GUY LAROCHELLE – YES**

13 **The vote passed 5 to 0**

15 Coordinator Tatro reminded the Board that they needed to choose a new secretary. Member Drown
16 nominated Member Corliss

18 **MOTION:** Member Drown

19 *To nominate Barbara Corliss to be the ZBA Secretary.*

20 **SECOND:** Member Blake

21 **BARBARA CORLISS– YES**

22 **ROBERT DROWN – YES**

23 **MARTIN BENDER – YES**

24 **NORMANDIE BLAKE – YES**

25 **GUY LAROCHELLE – YES**

26 **The vote passed 5 to 0**

28 Chairperson Bender noted that Mr. Dijulibic was still not at the meeting. The Board then decided to
29 continue the hearing on Tuesday June 13, 2023 at 7:00pm in the Grange Hall at Town Hall. Chairperson
30 Bender asked Coordinator Tatro to contact Mr. Dijulibic to make sure he would be at the next hearing.

32 **MOTION:** Member Drown

33 *To adjourn the meeting 7:35pm*

34 **SECOND:** Member Blake

35 **BARBARA CORLISS– YES**

36 **ROBERT DROWN – YES**

37 **MARTIN BENDER – YES**

38 **NORMANDIE BLAKE – YES**

39 **GUY LAROCHELLE – YES**

40 **The vote passed 5 to 0**

43 Respectfully,

48 _____
Chairperson Martin Bender

49 *Minutes taken by Russell Tatro*