

**Zoning Board of Adjustment Public Meeting  
Richmond Veterans Hall**

**October 8, 2014**

**7:00 PM**

**Members Present**

Alan Schmidt, Chairman  
Mark Beauregard, Vice Chair  
Sandy Perry  
Lloyd Condon  
Jean Tandy  
Chris Daughtery, Alternate

Public: Tom Tague and Judith Tague.

**1. Meeting called to order/roll call:**

Meeting called to order @ 7:07 PM.  
Chris Daughtery seated for Jean Tandy.

**2. Public Hearing, Map 412 Lot 033:**

Motion made by Sandy Perry to open the Public Hearing for Map 412 Lot 033 requesting a Special Exception for a proposed structure within the wetland set back Richmond Zoning Article 6, Section 604.2. Seconded by Mark Beauregard. All in favor. None opposed. Motion carries.

Chairman Schmidt explained the procedure for a Public Hearing. After his explanation there were no questions from the applicant or the public.

Certified mailing sent non return receipt on 9.27.14. Public Notice was posted inside and outside of the Town Hall and outside of the Veterans Hall on 9.27.14. Notice ran in the legal section of the Keene Sentinel on 9.27.14 and information was sent to the Richmond Conservation Commission Attn: Chairman Jeff Taylor on 9.29.14.

Land Use Assistant was contacted by Chairman Taylor by phone conversation requesting additional information. The map presented did not include the location of their well and septic. There was no distance given from the rear of the proposed structure to the open water. The dimensions of the garage need to be added to the map. Chairman Taylor also requested that the actual size of the proposed structure be staked before the Commission does their site walk.

Mr. Tague showed the Zoning Board members the well and septic locations. The septic is located across the driveway from the proposed structure and in front of their present home. The septic consists of two tanks to accommodate 5 bedrooms.

The entire proposed structure will sit completely within the wetland setback. This location has been used for 20+ years to park vehicles and the applicant believes it is the best location for the proposed structure. Mr. Tague also added that he felt adding a garage with a cement floor would reduce the amount of oils from entering the ground in case of a leak. The back of the proposed structure will be 31' from open wetlands. The present well is located

THESE MINUTES MAY BE APPROVED AND/OR AMENDED AT THE FOLLOWING MEETING

behind the proposed structure.

Chairman Schmidt explained to the applicant that the ZBA are waiting for the Conservation Commission under Article 6 Section 604.2. This requires that the Commission does a walk of the proposed site and creates their written findings. Chairman Schmidt wanted to have the ZBA move forward with their site walk as soon as the board could to not delay the applicant any more then necessary.

Motion made by Sandy Perry to meet for a site walk at 110 Tully Brook Rd. on October 9<sup>th</sup> @ 5:30 PM and to continue the Public Hearing on Wednesday Oct. 15<sup>th</sup> @ 7:00 PM located at the Richmond Veterans Hall. Seconded by Chris Daughtery. All in favor. None opposed. Motion carries.

Discussion included contacting the Richmond Conservation Commission to ask them if they could do their site walk before Oct. 15<sup>th</sup> to allow the ZBA to rule on the hearing for the applicant.

**3. Minutes of September 16, 2014:**

**Page 3 under 1006.1** first sentence; add the letter s to year. Should read years.

**Under 1006.4** add the word values. Sentence should read: Surrounding property values would not be diminished.

Motion made by Lloyd Condon to accept the minutes as amended. Seconded by Sandy Perry. All in favor. None opposed. Motion carries.

**4. Application update:**

Kim Mattson handed a copy of a reworked Plot Plan for the ZBA to review, comment on and discuss at their October 15<sup>th</sup> meeting. This has been a very busy year for the ZBA and although the Application Instructions are included and seem to be very informative all information isn't being presented as requested on the application. The Land Use Assistant has contacted the applicants and further information that is needed is not sent along. It was suggested that the ZBA could work on the information and simplify the process.

**6. Other:**

A completed contact list was passed around to the members to correct or add to. Kim Mattson will have the final copy for the Oct. 15<sup>th</sup> meeting.

Motion made by Lloyd Condon to adjourn. Seconded by Sandy Perry. All in favor. None opposed. Motion carries. Meeting adjourned @ 8:15 PM.

Respectfully Submitted:

Kandace Mattson