

Location: Fire Road 14A, off Province Road
Bow Lake

Tax Map 27, Lot 08

NOTICE OF DECISION

BOARD OF ADJUSTMENT, TOWN OF STRAFFORD, N.H.

You are hereby notified that the request of Janice A. Williams
..... for an exception under the terms of Article 1.7.1
..... Section of a variance to the
terms of Article Section
of the Zoning Ordinance has been GRANTED for the reasons given
in the following resolution passed by a majority of the appointed members
of the Board of Adjustment:

Resolved: ...To grant a variance to allow the construction of a second floor
on the existing non-conforming lakeshore camp, conditional upon receiving
confirmation from the New Hampshire Water Supply and Pollution Control Commission
that the new septic system designed for this property (WSPCC design approval
#CA1995001003) is adequate for a four-bedroom home, as proposed in the plans for
the construction of the second floor. The second floor will not exceed the footprint
of the existing building, which is closer to front and side boundaries than ordinances
allow.
Resolved, That the following conditions shall be attached to such use:

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Note: Any person affected has a right to appeal
this decision. If you wish to appeal, you must act
within twenty days of the date on this notice.
The necessary first step, before any appeal may be
taken to the courts, is to apply to the Board of
Adjustment for a rehearing. The motion for
rehearing must set forth all the grounds on which
you will base your appeal. See NH Statutes,
RSA Chapter 677, for details.

Signed *Stephen Lefebvre*
Chairman, Board of Adjustment
Date: October 10, 1996

be the only possible location to put the door, and noting that replacing the oil tank and providing heat to this residence would certainly be in the interest of public health and safety. The encroachment is minor and would not impede access to the structure and is less than the encroachment of the existing structure toward the front boundary

The petitioner had no further comments, the public hearing on this case was closed at 7:50 PM.

Bill Lord then made a MOTION, seconded by Jim McCarty.

To grant a variance to allow the installation of an approximately five (5) foot by six (6) foot bulkhead door on the west side of the house as requested, which will come up to five feet closer to the side boundary than ordinances allow and which will come within thirty-three (33) feet of the front boundary, which is closer than ordinances allow, yet encroaches less than does the existing structure.

The VOTE on the motion was as follows:

Steve Leighton--aye

Bill Lord--aye

Jim McCarty--aye

Art Van Buskirk--aye

The MOTION was carried by unanimous vote of the members present

Case Number #150

Petitioner, Jan Williams (20 Erika Drive, Hopkinton, MA 01748)) is requesting a special exception under the terms of Article 1.7.1 of the Zoning and Land Use Ordinances in order to allow the expansion of use of an existing non-conforming structure located on a small lot on the shoreline of Bow Lake (Fire Road 14A, off Province Road, Tax Map 27, Lot 08) in Strafford. The applicant proposed to construct a second floor on her existing non-conforming building which is located closer to front and side boundaries than ordinances allow. The second floor will not exceed the footprint of the existing building.

Jan Williams, petitioner, was present for the meeting. There were no abutters or interested parties present.

The Chairman advised that there were only four members of the Board present this evening, and that although four members present is enough to constitute a quorum, the petitioners would have the option of postponing discussion until they could be heard by a full five-member Board. If the applicant chooses to proceed, the Board advises that a hearing before a four-member Board will not be grounds for rehearing in the event that the application is denied. Jan Williams advised the Board that she wished to proceed and agreed to have the application heard this evening.

Jan Williams presented her plans for constructing the second floor on her camp, noting that a new septic system had been installed last year, with the intention of completing the upstairs addition now proposed. A new cellar has also been constructed under the camp. There are three bedrooms in the camp now, after the addition, one of these downstairs bedrooms will become an office, and another will be lost to the stairwell. It was noted that the roof of the camp needs replacement, and they hope to complete this project as part of that needed repair. In the new upstairs area there will be two new bedrooms. She noted that it would not be possible to build an addition on the back side of the camp due to the location of the septic system. Although they are going up, their second floor should not interfere with anyone's

view of the lake, since the adjacent lot is not developed and the owners have no plans to build, and the other abutters are sufficiently distant and separated from this camp by trees so that their views should not be compromised.

Board members then reviewed the application. It was immediately noted that the plans for the addition would result in a 4-bedroom structure, and that the new septic system is only approved for 3 bedrooms. Ms. Williams noted that the upstairs will also include a second bathroom. They currently make four season use of the camp, although they do not live there year round and do not anticipate that they will in the future. Nonetheless, year round use will now be possible. Ms. Williams noted that there had been many changes and improvements to many of the camps in the neighborhood, and she feels that she is not requesting more than her neighbors have done. Board members advised her that she should have come for a special exception when she first began this project by putting the cellar under the camp in anticipation of the addition. Long-term, the camp will have four bedrooms, and even if they removed the petitions to eliminate one of the downstairs bedrooms in order to keep the camp down to 3 bedrooms, the fourth bedroom could easily be rebuilt. Since there is no way of telling what might happen in the future, Board members agreed that in order to approve the addition as planned, that they would need to see that the septic system could handle all four bedrooms. Discussion turned to the design of the septic system, and it was agreed that Ms. Williams could easily contact NH WSPCC for an opinion on whether the septic system (construction approval #CA1995001003) would have the capacity for this camp with the new addition.

The petitioner had no further comments, the public hearing on this case was closed at 8:26 PM.

Art Van Buskirk then made a MOTION, seconded by Bill Lord:

To grant a special exception to allow the construction of a second floor on the existing non-conforming lakeshore camp, conditional upon receiving confirmation from the New Hampshire Water Supply and Pollution Control Commission that the new septic system designed for this property (WSPCC design approval #CA1995001003) is adequate for a four-bedroom home, as proposed in the plans for the construction of the second floor. The second floor will not exceed the footprint of the existing building, which is closer to front and side boundaries than ordinances allow.

The VOTE on the motion was as follows:

Steve Leighton--aye

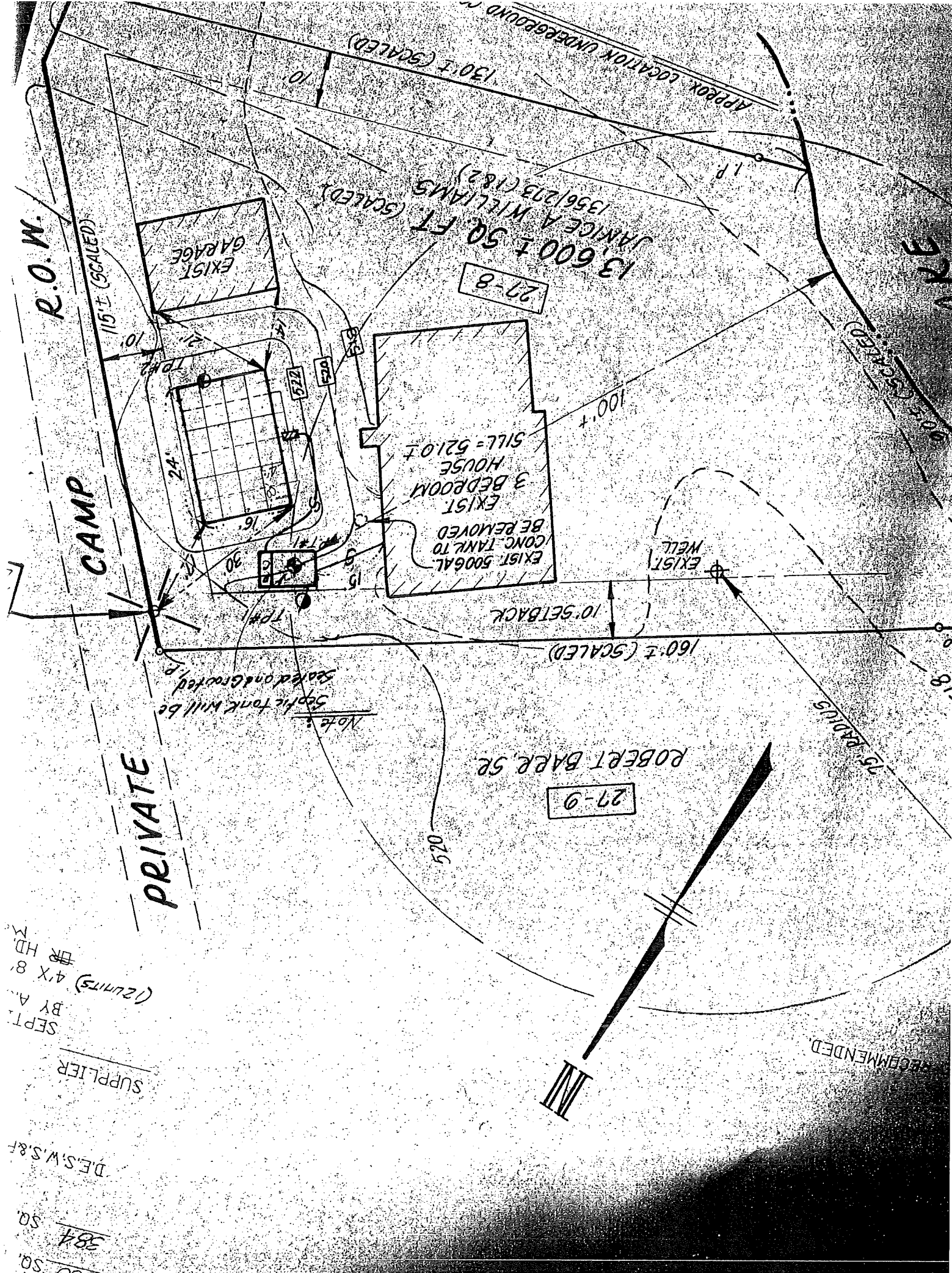
Bill Lord--aye

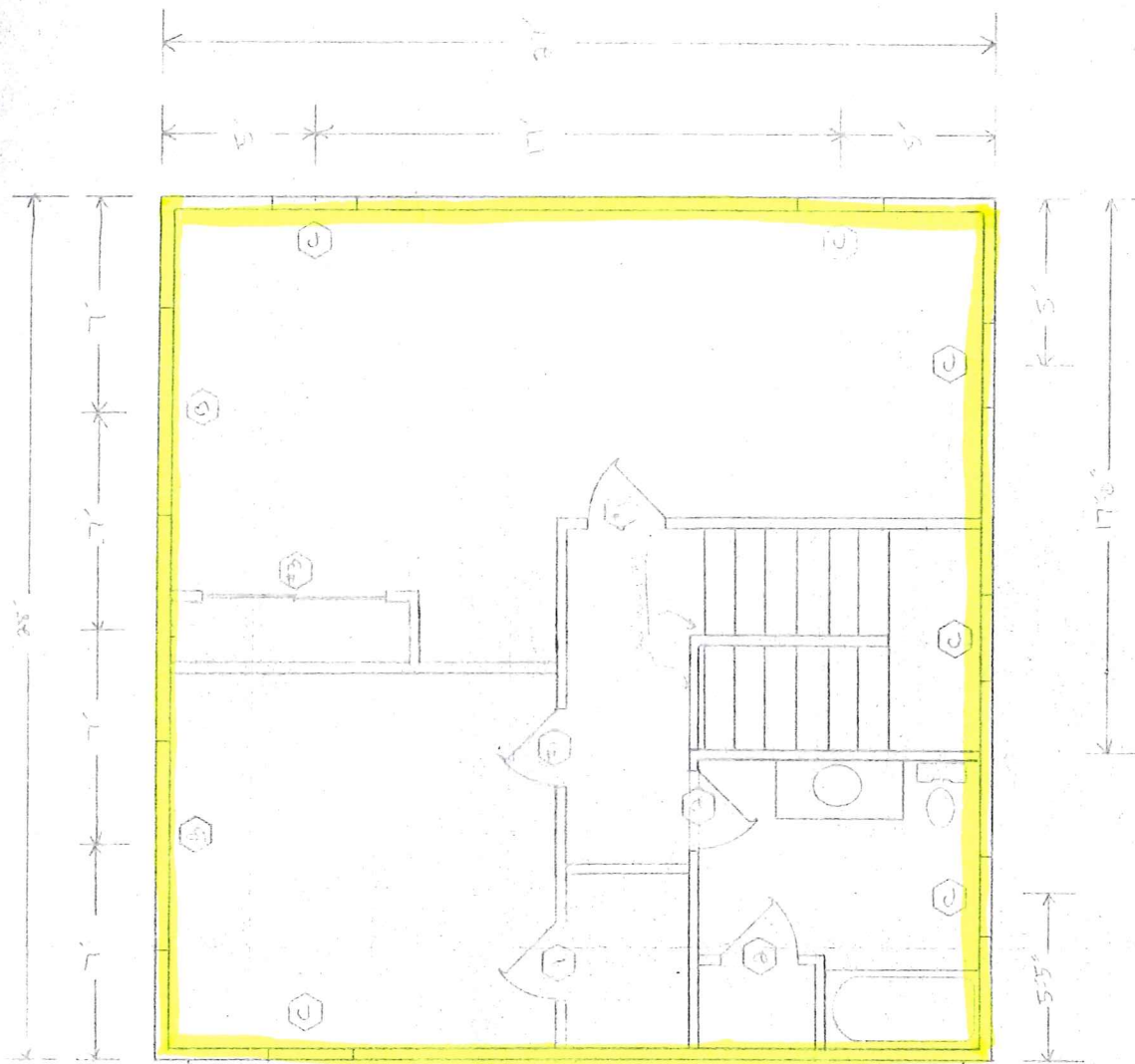
Jim McCarty--aye

Art Van Buskirk--aye

The MOTION was carried by unanimous vote of the members present.

Board members then briefly reviewed correspondence and upcoming business. The Chairman noted that he had received a complaint regarding the Hickey property on Bow Lake Estates, suggesting that the Hickeys have considerably exceeded what had been allowed by the variance granted by the Board in November 1995. Board members contacted the Building Inspector and asked him to investigate. Board members then turned to a consideration of the minutes of the previous meeting of the Board, held in June 1996. Bill Lord then made a motion to accept the minutes as presented. Art Van Buskirk seconded the motion, there was no further discussion, and the minutes were accepted and approved by unanimous vote of the members present. There being no further business before the Board, a motion to adjourn was made and seconded. There was no further discussion, and the vote was unanimous in the affirmative. The meeting adjourned at 8:45 PM.





Floor Plan Second Floor