

**TOWN OF CHESTERFIELD, NH  
ZONING BOARD OF ADJUSTMENT**

**MINUTES  
April 11, 2017**

**Present:** Vice Chairperson Harriet Davenport, Lucky Evans, Kristin McKeon, Chris Oot, Alternates Roland Vollbehr and Lance Zinn and Selectboard Representative Norman VanCor  
**Absent:** Burt Riendeau

The Zoning Board of Adjustment met at the Town Offices on April 11, 2017. Davenport opened the meeting at 7:30 p.m. by welcoming everyone and explained the process of the meeting. Vollbehr was asked to sit in as the fifth board member.

**Hearing:**

- **Tal and Darlene Rancourt, Revocable Trusts** request a Variance from Article II Section 203.6b of the zoning ordinance to permit new smaller replacement house to be uniformly 8 feet from side boundary line where corner of existing house is 2 feet from boundary line. The property is located at 7 Kenyon Road, Spofford, NH 03462 (Map 5D Lot B37) Spofford Lake District.  
Present: Tal and Darlene Rancourt and Attorney Thomas Hanna

Hanna stated that the patio, being approximately 400 ft. of impermeable coverage that is encroaching in the setback on the lakeside of the house will be removed and the land will be restored to a permeable surface. He also noted that the fence is owned by the Rancourts and it is on the property line. He stated that part of the new house will be protruding easterly. He noted that the rain garden has been approved by DES Shoreland Protection and the owner wants to keep the rain garden where it gets its water from North Shore Road. The lawn on the east side will stay. Hanna noted that the property on the west side of the house where the foundation is about (3) three feet lower than the town beach. He also noted that the existing garage will be removed and the house will be substantially downsized. Most of the patio in front of and between the two wings of the current house will also be removed.

Hanna noted that the existing building coverage is 2,913 sq. ft., which includes the house and garage and is 15% of the lot size. The remaining impermeable coverage that is not a building is 3,434 sq. ft., which results in total coverage of 6,347 sq. ft. or 33% of the .44 acre lot. He noted that the project will bring the nonconforming into complete conforming of 10% building coverage and 20% overall impermeable coverage. Hanna stated that the stone wall will remain, which will include 2 or 3 steps will also stay. There will be grass to the house from the stone wall and the new house will sit (8) eight feet parallel to the property line and will allow for better access and fire protection. The house will have one window facing the public beach to allow for more privacy. The finished floor will be slightly higher than the existing floor and will be a 1-1/2 story house.

Hanna stated that the house is in very poor condition and the cellar floor has quite a lot of rot. The chimney is not repairable. The septic tank is located north east of the existing house will not be disturbed. He noted that there isn't a lot of room at the lake end of the lot because it is coned shaped.

Tal Rancourt stated that there is a drainage pipe that runs under North Shore Road that drains into a ravine next to the current driveway to the back portion of the existing garage where it goes into a manhole catch basin that diverts around the garage to another 3-set series of manholes. The septic system is neighboring the drainage pipes. The rain garden is an interceptor for sediment control. Oot asked if there will be any obstruction of view of the lake from the property behind the applicant's property. Rancourt stated that it would only be somewhat taller at the peak. The design of the house has not been complete.

Hanna stated that there is not going to be a garage on this lot. Hanna did not have the number of square feet currently in the westerly setback and the proposed setback.

Darlene Rancourt stated that they will be required to get DES approval to remove the patio. She added that the living space will be on the first floor of the new structure and the master bedroom and utility room will be located on the upper half story and no other bedroom.

Tan Rancourt stated that the septic design is called a 3 plus 1, which means 3 bedrooms in one structure plus 1 bedroom for the cottage on the second lot, which uses the same septic. Rancourt is planning on having a full cellar in the new house.

VanCor asked if the site would have a new or modified septic system and if the new driveway was going to go over it. Rancourt replied that the septic system was put in place approximately 1991 and the driveway will not go over it. VanCor noted that the septic system may need to be replaced with the town and State for building a new house. Jeff Scott indicated that any major additions or construction with existing septic systems 20 years or older, that septic system needs to be inspected.

*McKeon moved to continue the hearing at a site meeting on Sunday, April 30 at 9:00 a.m. Oot seconded the motion, which passed unanimously.*

## **Review Meeting Minutes**

- **March 21, 2017**

*Vollbehr moved to approve the March 21, 2017 meeting minutes as corrected. Oot seconded the motion which passed unanimously.*

## **Other Business**

- Change Request – ZBA Application Form  
*McKeon moved to change in the ZBA application submittal deadline to be no later than 21 calendar days prior to the second Tuesday of the following month. Evans seconded the motion which passed unanimously.*
- Rules of Procedure Changes – 3<sup>rd</sup> Reading (final)  
*Evans moved to make a change in the Rules of Procedure for Section IV Officers for paragraph A and B to change the word March to January in both paragraphs. McKeon seconded the motion which passed unanimously.*

The next regular scheduled meeting is scheduled for May 9, 2017.

**Adjourn:** *McKeon made a motion to adjourn the meeting. Oot seconded the motion, which passed unanimously.* The meeting adjourned at 9:05 p.m.

Respectfully submitted,  
Patricia Grace  
Secretary

Approved

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Harriet Davenport  
Vice Chairperson, Zoning Board of Adjustment

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Date