

COÖS COUNTY ZONING BOARD OF ADJUSTMENT  
Gorham Town Hall, Gorham NH  
April 18, 2017

**Present from the Board:** James Brady, PJ Cyr, Scott Deblois, Mark Evans, Fred King and alternate Gregory Sipple.

**Also in Attendance:** Jennifer Fish, County Administrator, William Bonney, Edwin Giron and members of the public.

PJ Cyr, Chair called the meeting to order at 6:01 pm.

**APPROVAL OF MINUTES OF MARCH 21, 2017**

James Brady made a motion to approve the minutes as presented. Scott Deblois seconded the motion. There was no discussion and the minutes were approved unanimously by voice vote.

**NEW BUSINESS**

a. Chairman Cyr opened the public hearing concerning Case number 24-001-2017. Chairman Cyr explained that the hearing notice was posted on the Coös County website; published in the Berlin Daily Sun on April 6, 2017; published in the News and Sentinel on April 5, 2017; and certified letters were sent to all abutters and the applicant on March 31, 2017.

Chairman Cyr read the application and asked the applicant to present his case. Mr. Bonney explained that he is requesting a variance concerning article VII section 7.04 of the Coös County Zoning Ordinances. He proposes to construct a 6' x 12' deck, where six feet would be within the 25' setback on his property located at 30 Lafleur Avenue, Cambridge (Map 206 Lot 28). Chairman asked Mr. Bonney to explain his reason for hardship pertaining to this variance. Mr. Bonney explained that by adding this deck it would provide an egress in case of emergency. Chairman Cyr asked if anyone from the public wanted to speak in favor of Mr. Bonney's variance request. Edwin Giron of Gorham, NH stated his property abuts Mr. Bonney's property and that he was in favor of the request. There was no one at the meeting to speak in opposition of the variance request. There were no more questions or comments from the public. The chairman closed the public hearing and the board entered into discussion. The board discussed the Findings of Facts:

1. The variance would not be contrary to public interest as it would not be unduly and to a marked degree violate the basic zoning objectives of the ordinance. The variance would not alter the essential character of the neighborhood or threaten the health, safety, or general welfare of the public.
2. Granting the variance would observe the general spirit of the ordinance. The variance would not encroach on Lafleur Avenue, as it would preserve a 19-foot setback.
3. The board found that granting the variance would do substantial justice because it would allow for an additional safety egress for the building.
4. The board found that granting the variance would not diminish the values of surrounding properties, as it would allow for an emergency egress to an existing exterior door.
5. The board found that not granting the variance would result in an unnecessary hardship and the proposed use was a reasonable one. In support thereof, no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of the provision to the property.

The chairman called for a motion. On a motion from Fred King and with a second from Mark Evans to grant the variance, the board all voted in favor. The chairman informed the applicant that by the board's decision, the Coös County Commissioners, any party to the action or any person directly affected has a right to appeal this decision. They have 30 days to request a rehearing and any improvements made

within that time could have to be removed by the applicant at their cost if the board were to reverse its decision.

**OLD BUSINESS**

The chairman reminded the members of the Zoning and Planning conference on April 29, 2017 in Concord, NH.

Fred King made a motion to adjourn. Scott Deblois seconded the motion. All voted yes. The meeting was adjourned at 6:20 pm. There was no future meeting date set.

Respectfully submitted,  
Jennifer Fish

Pending Approval