

COÖS COUNTY ZONING BOARD OF ADJUSTMENT
North Country Resource Center, Lancaster NH
October 13, 2021

Present from the Board: PJ Cyr, Mark Evans, Greg Sipple and Roland “Lefty” Theberge. Scott Deblois was excused.

Also in Attendance: Jennifer Fish, County Administrator; and David Rising via Zoom.

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

APPROVAL OF MINUTES OF AUGUST 31, 2021

Lefty Theberge made a motion to approve the minutes as presented. Mark Evans seconded the motion. There was no discussion, and the minutes were approved unanimously by voice vote.

CASE 21-003 David & Bernadette Rising

Chairman Cyr opened the public hearing concerning Case number 21-003. Chairman Cyr explained that the hearing notice was posted on the Coös County website; published in the Berlin Daily Sun; and certified letters were sent to all abutters and the applicant.

Chairman Cyr informed the applicant that since there was not a full board present that he had the option to delay the proceedings until a full board was present. Mr. David Rising, indicated that it would not be a problem and consented to proceed. Chairman Cyr read the application and asked the applicant to present his case. Mr. Rising stated that he is requesting a variance from Article VI section 6.06 of the Coös County Zoning Ordinance to permit a proposed 12’x 19’ addition to an existing cabin whereas 15 feet will be within the 75-foot road setback and 4 feet will be within the 25-foot rear setback.

Chairman Cyr asked if anyone from the public wanted to speak in favor of Mr. Rising’s variance request. There was no one at the meeting to speak in proponent or opposition of the variance request. There were no more questions or comments. The chair 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.
3. The board found that granting the variance would do substantial justice
4. The board found that granting the variance would not diminish the values of surrounding properties. No abutting property owners appeared in opposition to the application for the variance.
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 chair called for a motion. On a motion from Greg Sipple and with a second from Lefty Theberge to grant the applicant David & Bernadette Risings’s request for a variance located at 2687 Dam Road

Wentworth Location, Tax Map 216 Lot 3 with the condition that a NH DES Wetlands permit is granted prior to building the addition. The board all voted in favor.

The chair 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 may have to be removed by the applicant at their cost if the board were to reverse its decision.

COMMUNICATIONS AND MISCELLANEOUS

None

OTHER BUSINESS

None

Lefty Theberge made a motion to adjourn. Mark Evans seconded the motion. All voted yes. The meeting was adjourned at 6:30 pm. There was no future meeting date set.

Respectfully submitted,
Jennifer Fish

Pending Approval