

COÖS COUNTY ZONING BOARD OF ADJUSTMENT  
Columbia Town Hall - Columbia, NH  
October 13, 2023

**CALL TO ORDER/PLEDGE OF ALLEGIANCE:** The meeting was called to order at 12:05 p.m. following the Pledge of Allegiance.

**ROLL CALL:**

PJ Cyr	Excused
Scott DeBlois	Present
Mark Evans	Present
Greg Sipple	Present
Roland Th��berge	Present

Others present: Amy Lane, Aaron Joos, Linda Harris, Robert Th  berge, Bob Gargano.

**APPROVAL OF MINUTES OF SEPTEMBER 27, 2022:**

A motion was made by Roland Th  berge, seconded by Greg Sipple to approve the minutes of the September 27, 2022 minutes. The motion was approved in the affirmative by voice vote.

**CASE 2023-001 JONATHAN & AMY LANE:**

Vice Chair DeBlois opened the public hearing concerning Case 2023-001. Vice Chair DeBlois read the public notice. The public hearing was concerning a request by Jonathan & Amy Lane for an Application for a Variance concerning article VI section 6.06 a.2 of the zoning ordinances. The applicant proposes to construct three 30 ft. x 120 ft. storage buildings at the corner of NH Route 26 and Signal Mountain Road. The applicant is seeking a reduction of the setback from Signal Mountain Road of 25' right of way when 75' is required. All other setbacks will be met. The property is located at Signal Mountain Road, Millsfield, NH Map 1623, Lot 009.1 The Vice Chair noted that there are 5 criteria that must be met in order for a motion to be passed. There is a requirement that at least 3 votes must be in the affirmative.

There was no public comment and the public hearing was closed.

A motion was made by Greg Sipple, seconded by Mark Evans to move forward with Case 2023-001. The motion was approved in the affirmative by voice vote.

The hearing notice was posted in the following locations on September 27, 2023:

- Co  s County Administration Building, W. Stewartstown
- Co  s County Nursing Hospital, W. Stewartstown
- Co  s County Nursing Home, Berlin
- Co  s County Registry of Deeds, Lancaster

Newspapers:

- The News & Sentinel, October 4, 2023
- The Co  s County Democrat, October 4, 2023

- The Berlin Daily Sun, October 5, 2023
- The Colebrook Chronicle, October 6, 2023

Abutters and applicant – certified mail, September 28, 2023

Aaron Joos, on behalf of Jonathan and Amy Lane noted that the Coös County Planning Board had approved the site plan on August 18, 2023 contingent on the setback approval by the Zoning Board of Adjustment. Only one section of the proposed structures requires the 25' variance. All others meet the 75' setback requirement.

Vice Chair DeBlois asked if there was anyone present that would like to speak in favor of granting the request. No one from the audience came forward. Vice Chair DeBlois read into the record a letter delivered to the board by the applicant.

*A letter from Ed Carrier, Pond Brook Estates: To the Millsfield ZBA board in regards to Jon and Amy Lane constructing storage rental units 25 feet from the Signal Mountain Rd in Millsfield NH at Pond Brook Estates, as the owner of the subdivision I don't see any problems considering the limited traffic on that road, I'm in support of the rentals it'll be a great asset for the land owners in the subdivision and trail riders, I don't see any line of sight problems with traffic going in and out from the rentals, and it wouldn't be many going in and out at one time. Thank You, Ed Carrier*

The Board discussed the Findings of Facts:

Granting the variance would not be contrary to the public interest because the applicant is preserving the woodland buffer, makes a cleaner appearance, access specific to Signal Mountain Road and helps the traffic flow.

The spirit of the ordinance would be observed because the 25' setback is adequate whereas the 75' setback would destroy the buffer and environment.

Granting the variance would do substantial justice because it will allow the landowner to use the property full potential using existing space.

The values of the surrounding properties would not be diminished because the current plan keeps the natural buffer, fencing and a grass strip improves appearance, limiting direct access from Route 26, allows the property owner to keep the lot organized and potentially increase property values.

Unnecessary hardship A: Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

1. There is a fair and substantial relationship between the general public purpose of the ordinance provision and the specific application of that provision to the property because of the unusual shape of the property.
2. The proposed use is a reasonable one because the applicant is conscious of the neighbors and

environment. The setback of 75' to 25' will not affect the neighbors.

A motion was made by Mark Evans, seconded by Greg Sipple to grant the variance requested by Jonathan and Amy Lane concerning article VI section 6.06 a.2 of the zoning ordinances. The applicant proposes to construct three 30 ft. x 120 ft. storage buildings at the corner of NH Route 26 and Signal Mountain Road. The applicant is seeking a reduction of the setback from Signal Mountain Road of 25' right of way when 75' is required. All other setbacks will be met. The property is located at Signal Mountain Road, Millsfield, NH Map 1623, Lot 009.1. The Board voted by roll call 4-0 in the affirmative.

**COMMUNICATIONS AND MISCELLANEOUS:** None

**OTHER BUSINESS:** None

A motion was made by Mark Evans, seconded by Greg Sipple to adjourn the meeting at 12:35 p.m. The motion was approved in the affirmative by voice vote.

There was no date set for a future meeting.

Respectfully submitted,  
Linda Harris