

**SWANZEY ZONING BOARD OF ADJUSTMENT MINUTES
APRIL 4, 2006 – SITE VISIT**

[Note: Minutes are not final until reviewed and approved by the Board. Review and approval of minutes generally takes place at the next regularly scheduled meeting of the Board.]

The Swanzev Zoning Board of Adjustment conducted a site visit on Tuesday, April 4, 2006 at 5:00 p.m. on property owned by Vance and Barbara McNally situated at 74 South Winchester Street, shown at Tax Map 72, Lot 42 situated in the Residence Zoning District.

Present: ZBA Members Bill Hutwelker and Jenn Gregory. Town Planner Sara Carbonneau, Jeff Johnson (from N.H. Exteriors) and Barbara McNally were present. Site visit commenced at 5:00 p.m.

Note: There was not a quorum of Zoning Board of Adjustment members present.

The location of the proposed garage had been marked. Johnson noted that while the site plan submitted shows the 26' x 30' garage running perpendicular to South Winchester Street they have decided to change the orientation of the garage so that it runs parallel to the street. Also, the front line of the garage as marked on the ground was 19 feet from the edge of pavement, versus 15 feet as shown on the site plan.

Board members viewed the northerly side of the house, noting the location of the culvert.

Johnson and McNally stated that they were not sure where the front property line is located (as there is limited information about the layout of South Winchester Street).

Johnson stated that the garage will be set as far back from the edge of South Winchester Street as possible. It was discussed if the depth of the garage could be shortened to 24'. McNally stated that it may be fine, but that she needs to make sure that their boat will fit into the garage.

Hutwelker questioned whether the soil was suitable to support a garage, as areas surrounding the area appeared to have been filled in the past. Johnson stated that he would be willing to dig a test pit in the area to determine what is beneath the surface. It was suggested that Code Enforcement Officer Jim Weston be present when the test pit is dug.

Site visit adjourned at 5:15 p.m.

Submitted by,

Sara H. Carbonneau
Town Planner