

Town of Swanzey, New Hampshire  
**Swanzey Zoning Board of Adjustment**  
Meeting Minutes – November 16, 2015

*Note: Draft Minutes are subject to review, correction and approval by the Board. Review and approval of Minutes generally takes place at the next regularly scheduled meeting of the Board.*

A meeting of the Swanzey Zoning Board of Adjustment (ZBA) was called to order at 7:00 p.m. by Vice Chair Keith Thibault. Present were Thibault, Bryan Rudgers, Sarah Tatro, Bob Mitchell, Alternate Marty Geheran and Beverly Bernard, Recording Secretary. The Recording Secretary called the roll and read the Agenda for the meeting.

**Absent:** Chair William Hutwelker, Alternate Shane Bryant, and Alternate Charles Beauregard, Sr.

**Others Present:** Director of Planning and Community Development Sara Carbonneau, Resident Jean Lord and two other residents who did not speak.

**Minutes:**

- Meeting Minutes for October 19, 2015 were considered. **Motion** was made by Mitchell to approve the meeting minutes of October 19, 2015. There was a second to the motion by Rudgers. No further discussion was held and all were in favor. The ***motion passed.***

**PUBLIC HEARINGS**

**Public Hearing (Special Exception)**

Stephen Legere requests a special exception from Section IV.A.2.m. to permit the construction of an accessory building (horse barn) in excess of 1,000 s.f. The property is located at 183 Whitcomb Road, situated in the Rural/Agriculture District and is shown at Tax Map 33, Lot 1-4.

The Vice Chair seated Geheran for Hutwelker.

**Public Hearing opened at 7:02 p.m.**

Legere was present to discuss his request. He said the barn will not be near his well. He said he would like to have his father-in-law's two horses closer to home. The barn will have ten foot extensions on each side for shade so the horses to get out of the sun during the day. He noted the loft will be for hay storage. He said he has good management for manure. There will be a water hydrant out to the barn. He showed the Board the location of his septic system in front of the house.

Neighbor Jean Lord was present to ask if they would be able to see the barn from her home. She looked at the plan and he showed her that the barn will be toward the rear and side of the property. She said that she could live with that. The Board reviewed the location of the barn also. Thibault asked if the

neighbors were set and they said they were. Tatro asked when the barn would be built and Legere said as soon as possible.

**Public Hearing closed at 7:08 p.m.**

The neighbors left the meeting at 7:08 p.m.

Geheran said Legere has plenty of land for a barn, and the barn will enhance the property.

Vice Chair Thibault considered the request of Stephen Legere for a special exception from Section IV.A.2.m. to permit the construction of an accessory building (horse barn) in excess of 1,000 s.f. He reviewed the Checklist for Granting a Special Exception:

1. *Is the exception allowed by the ordinance?* **All said: yes**
2. *Are the specified conditions present under which the exception may be granted?* **All said: yes**
  - a. *Is the proposed use similar to one or more of the uses already authorized in that District and is it an appropriate location for such use?* – **all said: yes**
  - b. *Will such approval reduce the value of any property within the district, or otherwise be injurious, obnoxious, or offensive to the neighborhood?* **All said: no**
  - c. *Will there be a nuisance or serious hazard to vehicles or pedestrians?* **All said: no**
  - d. *Will adequate and appropriate facilities be provided for the proper operation of the proposed use?*  
**All said: yes**

The Vice Chair entertained a motion to approve the request based on the responses to the checklist for granting a special exception.

Geheran **moved** to grant to Stephen Legere a special exception from Section IV.A.2.m. to permit the construction of an accessory building (horse barn) in excess of 1,000 s.f. on property located at 183 Whitcomb Road, situated in the Rural/Agriculture District and is shown at Tax Map 33, Lot 1-4. Tatro seconded the motion and there was no further discussion. All were in favor. No one opposed. **Motion passed.**

**DISCUSSION/OTHER MATTERS**

Thibault asked Carbonneau about pending zoning amendments and she responded that the Planning Board is considering changes in zoning regarding the village business district.

**Motion** to adjourn was made by Mitchell, seconded by Rudgers and all were in favor. **Motion passed.** Adjournment occurred at 7:14 p.m.

Respectfully Submitted,



Beverly Bernard, Recording Secretary