

Canterbury Zoning Board of Appeals
Monday, June 29, 2015 - 7:00 p.m.
Canterbury Municipal Building, 1 Municipal Drive

***Minutes**

- I. **Call to Order-** D. McKinley called the meeting to order at 7:02 p.m.
- II. **Elections of Officers-** D. McKinley nominated C. Ferris as Chairman. R. DeLuca seconded the nomination and it passed with a vote of 4-0-0. R. DeLuca nominated D. McKinley as Vice Chairman. G. Arpin seconded the nomination and it passed with a vote of 4-0-0.
- III. **Roll Call-**
 - Members present:** R. DeLuca, D. McKinley, L. Pellechia
 - Members absent:** M. Gumbs
 - Alternates present:** G. Arpin (*seated as regular*)
 - Alternates absent:** J. Rutledge
 - Others present:** M. Gil, M. Irons
- IV. **Secretary's Report- April 10, 2014-** move to next meeting
- V. **Public Hearing**
 - A. ZBA Application #15-1-VAR, Mark Irons, 124 Miller Road, variance requested from 5.5 Minimum Yards, Assessor's Map 3, Lot 5.

M. Gil explained that the applicant wishes to build a 28 x 30 garage on his property. In order to do this, he would need a variance from Section 5.5 of the Canterbury Zoning regulations. Section 5.5 Minimum Yards states that "no building shall be located closer than fifty (50) feet from any front lot line...." M. Irons garage would be 33 feet from the front lot line, not the required 50.

In granting a variance, you must first determine that there is a hardship in the LAND, not a self-made hardship. Hardships cannot be personal or financial. Mr. Irons has a very drastic slope to the side of his property, which would prevent him from building further back. The septic system is located to the other side of property. M. Irons submitted photos and discussed his plan with the commission. M. Gil stated that M. Irons has received B100a approval from the Northeast District Department of Health for the garage and have heard no opposition from his abutters.

G. Arpin made a motion to vote to close the Public hearing. R. DeLuca seconded the motion. The hearing closed in with a passing vote of 4-0-0.

VI. Old Business-

ZBA Application #15-1-VAR, Mark Irons, 124 Miller Road, variance requested from 5.5 Minimum Yards, Assessor's Map 3, Lot 5.

R. DeLuca made a motion to approve application, ZBA #15-1-VAR, Mark Irons, 124 Miller Road, variance requested from Section 5.5 Minimum Yards, Map 3, Lot 5.

The Zoning Board of Appeals has approved the variance from the required 50 feet of setback to 33 feet of required setback. G. Arpin seconded the motion and it passed with a 4-0-0 vote.

VII. New Business- none

VIII. Correspondence- none

IX. Any other appropriate business- none

X. Adjournment- G. Arpin made a motion to adjourn the meeting at 7:20 p.m.
L. Pellechia seconded the motion and it passed unanimously

Respectfully submitted,

Debby Plantamuro
Land Use Admin. Assist.

*as recorded

Cc: Town Clerk; Zoning board of Appeals; applicant file; IWC file