**July 16, 2019, 5:30 pm**

**Franconia Zoning Board of Adjustment**

**Hearing and Meeting Minutes**

**ZBA Members Present:**  Peter Grote (Chair), Bess Andrews, Phil Krill, Susan Retz, Brian Williams

**Others Present:**  Bob Tortorice, agent for property owner Dean Cibotti

A public hearing and meeting of the Franconia Zoning Board of Adjustment (ZBA) was held on Tuesday, July 16, 2019, at the Franconia Town Hall.  Applications for three zoning variances for new house construction at 117 Alpen Hill Road, Tax Map 18, Lot 14 were on the hearing agenda. The variances are related to Article III, Section 3, of the Town of Franconia Zoning Ordinance.

**Public Hearing:**

The meeting was called to order at 5:30 pm by Chair Peter Grote.

All attendees introduced themselves.  Peter asked if there were any conflicts of interest; there were none.  It was reported that the abutters had been notified by Carol Wills, Town Clerk.  None were present.

Bob Tortorice summarized the three variance applications:  for the two parking spaces per house lot requirement; to the required 50-foot front set back; and to the required 20-foot side and rear setbacks.

He explained that the applicant, Dean Cibotti, also owns the neighboring house and lot, Lot 13, on Alpen Hill Road, and that he has granted a permanent easement on this lot for the new house’s septic system.  The septic plan has been approved by the state.

**Variance Application #1:  Parking**

Bob explained that the site plans now allows room for parking spaces for two cars directly in front of Lot 14.  Review of the drawings, however, showed that the parking spaces would be immediately adjacent to Alpen Hill Road, allowing no shoulder and thus on town-owned land.  This was not acceptable to the board. In addition, the board expressed concerns that parking right on the street would narrow the road and inhibit emergency vehicle access.  Chair Peter Grote suggested that the owner explore other locations for parking on the lot.

The board agreed it would be amenable to approving the parking space variance if the deed for Lot 14 were rewritten to include an easement for two deeded parking spaces on the owner’s neighboring lot, Lot 13, for use by Lot 14 year-round, in perpetuity.

Peter suggested that that we hold off on discussing the next two applications since the use the owner is applying for cannot be satisfied due to the lack of parking spaces.  Additionally, since Bob agreed to look for other locations for parking on the lot, the placement and/or footprint of the house might change, thus affecting the setbacks.

For the next meeting, the board asked Bob to bring a copy of the parking easement, if the owner decides to grant it.  The board would also like to see a copy of the septic easement language, as well as the latest drawings of the house dimensions for the setback discussion.

**Variance Application #2:  Front set back**

Tabled until next appearance.

**Variance Application #3:  Side and rear set backs**

Tabled until next appearance.

There was no further discussion.  Peter read a summary statement.

Peter moved to close Cibotti hearing at 6:20 pm.  Phil seconded it. All voted in favor.

**ZBA Monthly Meeting**

The ZBA monthly meeting opened at 6:20 pm on a motion by Peter and seconded by Phil.

Peter noted that Alicia Shambo was approved as a ZBA alternate by the Select Board on July 15, 2019.  Peter will let her know she is now on the board. He also noted that Planning Board Chair Thad Presby is aware that the ZBA would welcome a Planning Board representative on the ZBA.

No other business was discussed.

The meeting was adjourned at 6:25 pm on a motion by Phil and a second by Susan.  All voted in favor.

Respectfully submitted,

Bess Andrews

Member, Franconia Zoning Board Adjustment