

Town of Manchester Zoning Board Meeting Minutes

August 1, 2023 – 7:00pm

Present: Chairman Kenneth Blazey; Board Members Jessica Hemenway, Michael Blazey, and Jacob Maslyn; Code Enforcement Officer Steve DeHond; and Secretary Laurel Pitcher.

Absent: Board Member Leonard Bolton.

Also, present: Gregory and Sarah Carey.

Application #4651-23:

#4651-23, submitted by Gregory and Sarah Carey who are requesting to fence horses in the front yard when the code states fencing shall be in rear yard of property on property located at 840 LaRue Rd, tax map no. 21.00-2-27.111 in an A-1 district pursuant to Chapter 325 Section 40.21.

Chairman Kenneth Blazey reviewed the public hearing notice. 15 residents were notified of the hearing, and none were in attendance.

At this time, the applicants reviewed the details of the property with the Board. They discussed recent additions to the parcel; the proposed location of the fenced area; and the existing location of structures on the property. The applicants said that there will be two paddocks with one being used more heavily in the winter due to the weather and topography of the land.

Jessica Hemenway: Do you guys have two lots?

Sarah Carey: No, we just have the one according to our survey maps. It's approximately 21 acres.

No further questions were had at this time, so Kenneth Blazey and the Board Members reviewed the Area Variance findings and Decision Form. Those questions are listed below.

1. Whether undesirable change would be produced in character or neighborhood or detriment to nearby properties; the Board answered no.
2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance; the Board answered no.
3. Whether the requested area variance is substantial; the Board answered no.
4. Whether the variance would have an adverse impact on the physical or environmental conditions in the neighborhood; the Board answered no.
5. Whether the alleged difficulty was self-created; the Board answered yes.

A motion was made by Jessica Hemenway to **approve** the area variance #4651-23, submitted by Gregory and Sarah Carey requesting an area variance to fence horses in the front yard on property located at 840 Larue Rd in an A-1 district pursuant to Chapter 325 Section 325-40.2 (A-2). Motion seconded by Michael Blazey. All voted "Aye". Motion carried.

Previous Minutes:

A motion was made by Kenneth Blazey to approve the minutes from the last meeting which took place on June 27, 2023. Motion seconded by Michael Blazey. All voted "Aye". Motion carried.

Meeting adjourned at 7:20pm.

Respectfully submitted,

Kenneth Blazey
Chairman, Zoning Board of Appeals

Laurel Pitcher
Recording Secretary