

Town of Manchester Zoning Board Meeting Minutes

June 27, 2023 – 7:00pm

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

Absent: None.

Also, present: Gregory and Sarah Carey.

Application #4648-23:

#4648-23, submitted by Gregory and Sarah Carey requesting to build a pole barn in the front yard of their property located at 840 Larue Rd in an A-1 district pursuant to Chapter 325 Section 325-40.2 (A-2).

Chairman Kenneth Blazey reviewed the public hearing notice. 15 residents were notified of the hearing, and none were in attendance. Chairman Blazey also reminded applicants that they have 30 days to appeal the decision if they are dissatisfied with the outcome of this hearing.

At this time, the applicants reviewed details of the property with the Board. They discussed terrain difficulties like the steep bank behind the house which would make it difficult to build there. Sarah Carey said that they would like to have the horses closer to their house, especially in the winter when chores can be especially difficult. She said that they've almost crashed their tractor several times trying to navigate the embankment on the property and would prefer it if they did not have to do this in the future.

Steve DeHond: How many horses do you plan to have in this barn?

Sarah Carey: Right now, we have 4 horses plus a baby that was just born, so it would be a barn for 5 horses.

Steve DeHond: How many acres are there?

Sarah Carey: We have a total of 22 acres on the property, and the horses would have 10-11 acres.

Leonard Bolton: Do you do your own hay?

Sarah Carey: No, we would like to do that one day, but right now we do not.

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 #4648-23, submitted by Gregory and Sarah Carey requesting an area variance to build a pole barn in front yard of 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 December 6, 2022. Motion seconded by Leonard Bolton. All voted "Aye". Motion carried.

Meeting adjourned at 7:09pm.

Respectfully submitted,

Kenneth Blazey
Chairman, Zoning Board of Appeals

Laurel Pitcher
Recording Secretary