

Minutes of the Town of Manchester Zoning Board Meeting of February 5, 2019 – 7:00pm

Present: Scott DeCook, Michael Blazey, Leonard Bolton - members, Kenneth Blazey, Chairman, Steve DeHond, Code Enforcement Officer and Jill Havens, Recording Secretary

Absent: Thomas Morrison

Also present: Steve & Courtney Gardner, Jr., Steve Gardner, Sr. & Christopher McNeal

Chairman Blazey introduced the board members and the applicants were informed of their right to appeal the decision of the board within 30 days.

Appeal 4577-19: Steve & Courtney Gardner, Jr. were present requesting an area variance to build a pole barn on a lot with no primary structure on said lot, on property located at corner of State Route 21 & Hackett Road, tax map no. 20.00-1-47.111 in a(n) A-1 district pursuant to Chapter 325 section 4, definitions.

Chairman Blazey read the public hearing notice and application for the area variance. Fourteen (14) surrounding property owners were notified of this hearing with only Christopher McNeal being present.

Chairman Blazey: What is the size of the pole barn you want to build?

Mr. Gardner: It will be 40' x 64'.

Chairman Blazey: Will you be building this yourself or having someone build it for you?

Mr. Gardner: I'll probably have someone build it for me, I'd like to do it myself but due to time constraints, I will probably just have someone build it for me.

Chairman Blazey: Is it just going to have an ordinary gabled roof on it?

Mr. Gardner: Yes.

At this time, Chairman Blazey asked for any other questions from the Zoning Board Members.

Scott DeCook: It looks like it is going to be built 241 feet off of State Route 21?

Mr. Gardner: Yes, the only neighbor who may be able to see it will be Christopher McNeal and he has no problem with it.

Chairman Blazey: Mr. McNeal is present, Mr. McNeal, what is your opinion on this pole barn?

Mr. McNeal: I'm fine with it, no problems here.

Chairman Blazey: What do you need this pole barn for?

Mr. Gardner: Storage and a shop, that the spot on the land that is high and dry, a lot of that area is wet. Eventually, I'll have water, electric & natural gas to the barn also.

Scott DeCook: Roughly how much land is that on?

Mr. Gardner: About 22 acres. It's just going to be 40' x 64' about 16 feet tall, so I can put 14 foot doors on it, so if we purchase a camper, we can store that in there also.

Chairman Blazey: Can you access the barn from your property on Hackett Road?

Mr. Gardner: I can, only because of the old driveway that was put there many years ago by previous owners that goes back to the old gravel pit but my wife doesn't like me to drive through the yard, so I probably won't. The grass is already starting to grow over the old driveway.

At this time the board reviewed the Area Variance Findings and Decision form. The ZBA, taking into consideration the five factors, finds that the benefit to the applicant does not impose a detriment to the neighborhood or community.

** Please note: ZBA Member Tom Morrison who was unable to attend the meeting, did voice his disapproval of granting this variance stating that there is an alternative solution to granting a variance, which includes combining the house and acres with the additional acres, which would put a primary structure on the lot for the pole barn.

A motion was made by Mike Blazey to approve Appeal #4577-19 for Steve & Courtney Gardner, Jr. who is requesting an area variance to build a pole barn not to exceed 40' x 64' on a lot with no primary structure on said lot, on property located at corner of State Route 21 & Hackett Road, tax map no. 20.00-1-47.111 in a(n) A-1 district pursuant to Chapter 325 section 4, definitions. The motion was seconded by Leonard Bolton. All voted "Aye". Motion carried.

Previous Minutes:

A motion was made by Scott DeCook to approve the minutes from the last meeting which took place on December, 4 2018. The motion was seconded by Mike Blazey. All voted "Aye." Motion carried.

Meeting adjourned.

Respectfully submitted,

Kenneth Blazey
Chairman, Zoning Board of Appeals

Jill Havens
Recording Secretary