Town of Manchester Zoning Board of Appeals Meeting Minutes
April 7, 2026 – 7:00pm

Present: Chairman Lee Sanders; Board Members Jessica Hemenway, Jacob Maslyn, Jason Rush, and Patrick Mahoney; Code Enforcement Officer Don Bruder; and Secretary Laurel Pitcher.
Absent: None.
Also Present: John Mueller, Andy Clark, and Manchester Town Supervisor Tate Colburn.

Note: the meeting was called to order at 7:27pm due to applicant's late arrival.

Application #4673-26: Consider Area Variance #4673-26 submitted by Andy Clark who is requesting to build a garage & in-law apartment on property located at 3985 Armington Rd, tax map no. 11.00-2-55.000 in an A-1 district pursuant to Chapter 325 Section 325-25.5.

Chairman Lee Sanders began by reading the public hearing notice and asking the applicant to discuss his plans. John Mueller was present representing the neighboring Willowbend Farm, and he had no opposition to the application. Applicant Andy Clark explained his project and existing structures. He said the current small garage will come down before the in-law apartment is added.

Chairman Lee Sanders noted that if the applicant is not happy with the outcome of the meeting, he has 30 days to appeal the decision.

No further questions were had, so Chairman Sanders 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 the 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 no.

The Zoning Board of Appeals concluded that the benefit to the applicant DOES NOT impose a detriment to the neighborhood or community.

A motion was made by Jessica Hemenway to approve Area Variance #4673-26 submitted by Andy Clark who is requesting to build a garage & in-law apartment on property located at 3985 Armington Rd, tax map no. 11.00-2-55.000 in an A-1 district pursuant to Chapter 325 Section 325-25.5. Motion seconded by Patrick Mahoney. All voted "Aye." Motion carried.

Previous Minutes:

A motion was made by Jacob Maslyn to approve the minutes from the last meeting which took place on October 7, 2025. Motion seconded by Jessica Hemenway. All voted "Aye." Motion carried.

A motion was made by Jacob Maslyn to adjourn the meeting at 7:34pm. Motion seconded by Patrick Mahoney. All voted "Aye." Motion carried.

Respectfully submitted,

Lee Sanders
Chairman, Zoning Board of Appeals

Laurel Pitcher
Recording Secretary