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

Present: Chairman Lee Sanders; Board Members Jacob Maslyn, Jason Rush, and Patrick Mahoney; Code Enforcement Officer Marty Barnett; and Secretary Laurel Pitcher.
Absent: Board Member Jessica Hemenway.
Also Present: Jon VanBlargan.

Application #4675-26: Consider Area Variance #4675-26 submitted by Jon VanBlargan who is requesting to build an addition on property located at 2651 Sanitarium Rd, tax map no. 34.00-1-23.113 in a Rural Residential district pursuant to Chapter 325 Section 325.20.5-Front/Side Setback.

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.

The applicant, Jon VanBlargan began by giving the Zoning Board an overview of his proposal. He said he'd like to build an addition onto his existing house in order to accommodate his aging parents. Jon also said he plans to have space so other family can come visit if they'd like. He said the proposed location is ideal because the addition won't have a kitchen, and putting it on that side would provide easy access from the addition to the kitchen in the main house.

Board Member Jacob Maslyn asked the applicant if there will be outside access to the addition, and Jon said yes. He said they also plan to install a ramp.

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 Jacob Maslyn to approve Area Variance #4675-26 submitted by Jon VanBlargan who is requesting to build an addition on property located at 2651 Sanitarium Rd, tax map no. 34.00-1-23.113 in a Rural Residential district pursuant to Chapter 325 Section 325.20.5-Front/Side Setback. Motion seconded by Patrick Mahoney. All voted "Aye." Motion carried.

Previous Minutes:

A motion was made by Patrick Mahoney to approve the minutes, with one name correction, from the last meeting which took place on April 7, 2026. Motion seconded by Jason Rush. All voted "Aye." Motion carried.

A motion was made by Jacob Maslyn to adjourn the meeting at 7:12pm. Motion seconded by Jason Rush. All voted "Aye." Motion carried.

Respectfully submitted,

Lee Sanders
Chairman, Zoning Board of Appeals

Laurel Pitcher
Recording Secretary

DRAFT