

1 **Deering Zoning Board Of Adjustment**  
2 **762 Deering Center Road**  
3 **Deering, New Hampshire**  
4 **Minutes of the Meeting of June 30, 2010**  
5 **Deering Town Hall**

6 **UNAPPROVED**

7 Call to Order: By the chairman, John Lassey, at 7:02 p.m.

8 Members Present: John Lassey, chairman, Larry Sunderland, vice chair, Phil Bryce, Bob  
9 Fuller, and David LeFevre.

10 Others present: Craig Ohlson, Zoning Administrator, and Deborah Matthews, ZBA clerk.

11 Members of the Public: William Barbour, Walter Parkhurst, Scott Boissoneau, and Ann  
12 Ducas.

13 Public Hearing: On **Case No. 10-01** regarding a request by William & Linda Barbour for a  
14 special exception pursuant to paragraph 4.1.4 b) of the Deering Zoning Ordinance to permit  
15 construction of a 10' by 16' shed less than 30 feet from a lot sideline on property located at  
16 435 Old county Road, Deering, New Hampshire (Lot No. 229/65), in the  
17 Residential/Agricultural District.

18 William Barbour, the applicant, is in favor of replacing the 12' by 24' tent he has now because  
19 it is too hard to maintain. It is bigger than the 10' by 16' building he wants to build 6' closer  
20 to the lot line. The new building would be 24' from Walter Parkhurst's lot line, not 30'. It  
21 would still be 30' from Ann Ducas's lot line. This building would not be a detriment to the  
22 neighborhood – it is better looking than the tent.

23 In opposition, all three neighbors spoke of the already overcrowded nature of the  
24 neighborhood. Any further permanent structure would not be good for the neighborhood. Mr.  
25 Parkhurst believes that his house is already only 12' from the lot line (grandfathered) and Mr.  
26 Barbour's new, permanent building, only 24' from the lot line, would have greater impact  
27 because of that.

28 The Board considered that they only had to decide whether or not the proposed structure  
29 would be detrimental to the neighborhood. If it would be detrimental, the Board would have to  
30 deny the request. If it wouldn't be detrimental, the Board has to grant the request.

31 One of the main concerns was that Mr. Parkhurst's house is already close to the lot line.  
32 Larry pointed out that it could be quite a diagonal distance between his house and the  
33 structure Mr. Barbour wants to put up so the proximity of structures may not be as large as it  
34 might seem.

35 John made a motion to grant the request based on finding that the structure as constructed in  
36 the plan would not be detrimental to the neighborhood with conditions per paragraphs 5.6 a  
37 and b of the Zoning Bylaws. The motion carried unanimously.

38 Minutes of Previous Meeting of March 24, 2010): A motion was made to approve the minutes  
39 as written. Approved unanimously.

40 Unfinished Business: A letter in progress from the ZBA to the Board of Selectmen was  
41 discussed. A motion was made to make two changes and send the letter. The motion carried  
42 unanimously.

43 Motion to adjourn, approved 8:35 p.m. Next meeting will be 7:00 p.m., July 28, 2010.

44  
45 Respectfully submitted,  
46 Deborah Matthews