

Town of Sullivan, NH
Zoning Board of Adjustment
Preliminary Meeting for Robert Guyette Jr. Variance
4/10/2024

Board members present: Roger Sweet, Brad Smith, Laura Lewandowski, Stephen Parker, Bob Switzer, BJ Wahl (Clerk)

Public Present: Robert Guyette Jr. (applicant), Ann Sweet

- On a motion from Bob, seconded by Roger, the minutes of the last meeting were accepted.
- Robert Guyette Jr. gave a brief presentation of the project he proposes on his property at 167 Apple Hill Road. He would like to build a garage which would be 6 feet within the 50 foot setback from the road right of way. There is a very steep bank there and to be in compliance, he would have to excavate a lot of area, and if closer to the house, it would need a concrete retaining wall. The other side of the driveway is wooded and it also has the leach field nearby. Therefore, the best place to site the garage is within the setback. All other conditions would be met.
- The driveway is existing and the new area would allow him to pull in with his trailer, rather than backing up into his driveway, which blocks the road, so it would be safer. And if the building is turned, it will fall within 20 feet of the adjacent property.
- Brad asked who's right of way this is. It is a town road. The utilities are on the opposite side of the road.
- Bob asked if the Board felt that the application is complete. All members agreed that it is. There does need to be another abutter added, who lives across the street.
- We then looked up whether the right of way is measured from the center of the road or the edge of the road. When it was ascertained that it is from the center of the road, the Board thought that the building would then be compliant. Bob moved to adjourn the meeting and Stephen seconded it.
- The applicant and one board member then left. Chris Pratt, Planning Board Chair, then arrived and said that we were confusing right of way with the setback. The right of way is measured from the center of the road, but the setback is then usually measured from the edge of the road, so if the right of way is 25 feet from the center, you still have to measure 50 feet from the edge of the road to the structure, making the proposed garage noncompliant. Since there were still 4 board members present, the meeting was reopened and a new vote was taken to accept the application as complete, and to schedule a Public Hearing in early May. The applicant will be informed.
- The meeting was again adjourned, at 6:35 pm.

Submitted by,
BJ Wahl, Clerk