

**Town of Sullivan, NH**  
**Zoning Board of Adjustment**  
**Public Hearing for Robert Guyette Jr. Variance**  
**5/7/2024**

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

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

- The minutes of the last meeting were approved as written.
- Robert Guyette gave a brief summary of his proposed garage construction that will fall within the 50 foot setback from the road right of way on his property at 167 Apple Hill Road. He wishes to build a 34 by 44 foot three car garage and the best location for that falls within the setback. It will be impinging 20 feet into the setback (30 feet from the road's center line.) If he moves it back to be in compliance, it will require a lot of fill to be brought in to level the area plus excavation of an embankment. If he moves it to the other side of his drive, a new driveway might have to be built and it wouldn't be as safe as the existing one.
- Bob went over the 5 conditions that are needed to grant a variance. Robert had outlined them all very thoroughly in his application.
- Ginger and Edson De Angelis, who live across the street from the property, have no objections to this project.
- There was a unanimous vote to approve the variance. Robert stated that site work would begin in June, a foundation would be built in July, and the garage would be erected in September.
- Brad asked what happens next. Bob explained that a letter would be sent to the Selectmen stating that the variance was approved and that Robert could then apply for his building permit.
- On a motion from Brad, seconded by Stephen, the meeting was adjourned at 7:08 pm.

Submitted by,  
BJ Wahl, Clerk