

**MINUTES**  
**PEMBROKE ZONING BOARD OF ADJUSTMENT**  
**January 29, 2018     DRAFT pending 1-30-18**

**MEMBERS PRESENT:** Bruce Kudrick, Chair; Tom Hebert, Vice Chair; Dana Carlucci, Paul Paradis, Ann Bond

**ALTERNATES PRESENT:**

**EXCUSED:** Susan Gifford, Recording Secretary

**STAFF PRESENT:** Everett Hodge, Code Enforcement Officer

Chairman Kudrick called the meeting to order at 7:04 p.m. Everett Hodge took roll call. There were 5 regular members and no alternate members present. Therefore, there was a full five-member board present for this hearing. Chairman Kudrick explained the rules of the hearing. Anyone who wishes to speak will give their name, address and interest in the case. All questions are directed to me, the Chair.

Chairman Kudrick opened the public hearing at 7:05 p.m.

Everett Hodge read a letter from Joseph Wichert, Land Surveyor, dated January 23, 2018. The letter was a formal request to withdraw the Variance application for Case 17-10-Z.

There was some discussion from the abutters regarding, if the lot were sold, where would a house be located? Chairman Kudrick explained the original approved Site Plan would locate the house back on the lot in the approved location. Chairman Kudrick also stated the driveway cannot be moved from the location approved by Highway/Department of Public Works and the Planning Department. Mr. Dion of Goffstown Horizon Properties, LLC still has some equipment on the lot.

**Case #17-10-Z**

Applicant:	Goffstown Horizon Properties, LLC 153 Horizon Drive Goffstown, NH 03045
Property Owner(s):	Goffstown Horizon Properties, LLC 153 Horizon Drive Goffstown, NH 03045
Property Address:	331 North Pembroke Road Pembroke, NH 03275 Tax Map (937) Lot (1-1), in the R-3D Rural Agricultural-Residential Zoning District.

**Continuation of Case 17-10-Z from December 19, 2017.**

A request has been made for a **Variance** under **Article V Dimensional and Density Regulations**, §143-21 **Table of Dimensional and Density Regulations note #14**. Goffstown Horizon Properties, LLC, 153 Horizon Drive, Goffstown, N. H. 03045, is requesting a **Variance** to reduce the required 56,000 square feet of contiguous buildable area to 50,000 square feet on lot 1-1. The property is located at 331 North Pembroke Road, Map (937) Lot (1-1) in the R-3D Rural Agricultural-Residential Zoning District.

**MOTION:** Dana Carlucci moved to **accept** the January 23, 2018 letter from Joseph Wichert to formally withdraw the Variance request for Case #17-10-Z. Ann Bond seconded.

**VOTE:** PAUL - YES TOM - YES BRUCE - YES  
DANA- YES ANN - YES

MOTION TO ACCEPT LETTER FROM APPLICANT TO FORMALLY WITHDRAW VARIANCE REQUEST PASSED ON A 5-0 VOTE.

Chairman Kudrick assured the abutters in attendance that they would be notified if there are any future requests to make changes to the lot.

### **NEW BUSINESS**

Brief discussion occurred on the upcoming February 26<sup>th</sup> Special Exception hearing for Keystone Properties. Chairman Kudrick informed the Board the hearing will **only** be dealing with the court ordered review of 143-68 F. the Aquifer Conservation District.

### **MINUTES OF PREVIOUS MEETINGS**

**MOTION:** Tom Hebert moved to approve the minutes of December 19, 2017 as amended. Paul Paradis seconded.

**VOTE:** PAUL - YES TOM - YES BRUCE - YES  
DANA- YES ANN - YES

MINUTES OF DECEMBER 19, 2017 APPROVED AS AMENDED ON A 5-0 VOTE.

### **NEXT MEETING**

**Date of next ZBA meeting** – Chairman Kudrick noted the next ZBA meeting would be on **Monday, February 26, 2018 at 7:00 p.m.**

**ADJOURN** **Motion:** Tom Hebert moved to adjourn. Dana Carlucci seconded. Vote was unanimous in favor of motion. Meeting adjourned at 7:15 p.m.

Respectfully submitted,  
Susan P. Gifford  
Recording Secretary