

**Zoning Board of Adjustment**  
**April 19, 2023**  
**Town Hall**  
**7 pm**

**Roll Call: Present:** Board members Chair Jan Galloway-Leclerc, Clerk Tom Murray, Tom Winmill, Dave Edkins. Alternates: Don Sellarole, Myra Mansouri. Absent: Board member Pauline Barnes, Alternates Carolyn Vose and Shane O’Keefe. Also at the meeting were Lindsay Miller and Benji Thurber who live at 186 Barnett Hill. The couple had fire damage to their house on March 18<sup>th</sup> of this year. Also Bill Carmody who had an application for a farm-style porch at his home on Pleasant Street.

**Recording:** Secretary Marilou Blaine. These minutes were recorded and are unapproved. They will be reviewed at the May 2023 meeting for corrections, additions or omissions.

**Called to order:** Ms. Galloway-Leclerc called the meeting to order at 7 pm. Alternate Myra Mansouri was asked to fill in for the absent board member and she agreed.

**Election of Officers:** Mr. Murray made a motion to elect the current chair Jan Galloway-Leclerc as chair. Mr. Edkins seconded the motion and the motion carried.

Ms. Galloway-Leclerc made a motion to elect Mr. Edkins vice-chair. Ms. Mansouri seconded the motion and the motion carried.

Mr. Mansouri made a motion to elect Mr. Murray as clerk. Mr. Edkins seconded the motion and the motion carried.

**Review of Minutes of March 2023:** Mr. Murray made a motion that the March 2023 minutes be approved as printed. Mr. Edkins seconded the motion and the motion carried.

**New Business:**

**186 Barnett Hill Road**

Kim Wilson of American Mobile Homes Inc. contacted Chair Galloway-Leclerc about a couple looking to set up a temporary mobile home about a week ago. Ms. Wilson wrote that the Miller family suffered a fire on March 18, 2023, which left their home not livable. The Millers would like to install a temporary mobile home to be use as living quarters while the family rebuilds their fire-damaged home. They will need the mobile home for 6 to 12 months.

Lindsay Miller and Benji Thurber were at the meeting to ask the board for temporary placement of a mobile home on their Barnett Hill Road property while repair work is done at their home. Ms. Miller explained their circumstances stated above.

Mr. Winmill asked if they had an application. Ms. Galloway-Leclerc said they didn’t need an application because there is an ordinance pertaining to their request. She directed the board to look at Article IV, General Provisions, Section F. Trailers and Mobile Homes.

Number 3 says “The Board of Adjustment may grant a permit for the temporary use of a trailer or mobile home to be maintained as living quarters, by a person employed in adjoining construction of a timber harvest or for whom a permanent residence is under construction, or as an office, storeroom or

shop in connection with active construction of the premises that such use will conform to the sanitary requirements of this Article Section C. In granting such permits the Board of Adjustment shall attach reasonable time limits for the removal of such mobile home or trailer.”

Mr. Edkins asked if they would be hooking up the mobile home to their septic system and well and for how long. Ms. Miller said yes to hooking up to their current utilities and they were told it would take 6 to 12 months.

In the letter from Mr. Garrity of American Mobile Homes, he wrote “The utility connections for the mobile home will be connected to existing utilities on the property. A licensed plumber will be making the water connection at the well head outside and build an outside well hut to protect it from the outside elements and connecting the drain line from the mobile home to the existing sewer line clean out. The electrician will make a connection to the existing temporary service on the property to feed the mobile home. Permits will be pulled by both and utility connections will be inspected by the plumbing & electrical inspectors.”

Mr. Winmill said this request was not on the agenda. Ms. Galloway-Leclerc said she was just recently informed of this situation.

Ms. Mansouri asked where on Barnett Hill did they live. Ms. Miller said they have 18 acres and it’s up the hill and near the Alstead line. She then asked where would mobile home be placed. Ms. Miller said in the current driveway.

Mr. Edkins made a motion to grant the temporary mobile home at 186 Barnett Hill Road for a period not to exceed a year. Ms. Mansouri amended the motion to add that in 10 months Ms. Miller report back to the Zoning Board of Adjustment on the current progress to the house. Mr. Murray seconded the amended motion and it carried with a voice vote.

Mr. Winmill asked if abutters were notified. Ms. Galloway-Leclerc said there is no requirement to notify abutters.

### **New application**

Bill Carmody, 31 Pleasant Street, Residential B district, add a farm-style porch to front of the house. Mr. Carmody had talked to Mr. Ernie Vose, Walpole’s zoning administrator.

There was discussion about whether Mr. Carmody needed a Variance or Expansion of a Non-conforming Use application. The board eventually decide Mr. Carmody needed a Variance and the reason was because the house was too close to the center of the road. “Article V, Residential District A and B, Land Standards, No. 2. No building may be erected closer than sixty-five (65) feet to the center line of the abutting right-of-way nor closer than twenty feet to any side or rear property line.”

Mr. Winmill said Mr. Carmody is not on the agenda. Ms. Galloway-Leclerc said he is submitting the application tonight and you will get a copy of the application before the next meeting. Then Mr. Winmill got up, put on his jacket, put his computer in his back pack and left the room. It was about 7:40 pm.

Mr. Carmody asked about abutters and he was told he needed to include those across the street including the street behind him., which is Westminster Street. He added two abutters to his list and filled out a check. A motion was made and seconded to hold a public hearing for Mr. Carmody’s request for a variance at the May meeting and the motion carried.

## **Tribute for Judy Trow**

Ms. Trow was secretary for the Zoning Board of Adjustment for 16 years before she became a member of the board. She also served almost as many years as a board member. During those two terms of service to the community, she became an expert in knowing the ordinances and application processes. She treated every applicant with the utmost respect. She is missed by the remaining board at every meeting for her gentle manner and her expertise. She also has a great sense of humor.

## **Nonpublic session**

Ms. Mansouri made a motion to go in nonpublic session. Mr. Edkins seconded the motion and the motion carried. The board went into nonpublic session at 8 pm and came out at 8:20 pm.

Mr. Edkins made a motion to come out of nonpublic session. Mr. Murray seconded the motion and the motion carried. After coming out of nonpublic sessions Mr. Edkins made a motion to keep all the minutes discussed sealed. Mr. Murray seconded the motion and the motion carried.

## **Maps**

Mr. Winmill had previously asked Ms. Galloway-Leclerc about locating some old maps. Board members didn't seem to know where the maps he referred to were. However, there is a reference to maps in the Ordinance in Article III Purpose. "For the purpose of this ordinance, the Town of Walpole is divided into the following districts as shown on the Zoning Map filed with the Town Clerk and dated January 11, 1966 and amended March 7, 1972.

The Zoning Board, within the last year, had printed a colorful up-to-date zoning map created by Antioch New England students. That map is now on the wall outside the meeting hall. It was wondered if the board had to mention in this ordinance when the board amended a zoning map. There being no answer at this meeting, it is food for thought at another meeting.

## **Adjournment**

Mr. Murray made a motion to adjourn. Mr. Edkins seconded the motion and the motion carried.

Respectfully submitted,  
Marilou Blaine, Secretary

cc: ZBA. WPB. Town Offices, The Walpolean.

Posted: Inside the Town Hall, bulletin board outside the Post Office, [www.walpolenh.us](http://www.walpolenh.us)