

RANDOLPH BOARD OF ADJUSTMENT

Minutes of Meeting May 28, 2020

Members Present: David Ruble, Mike Micucci (recused/abutter), Guy Stever, Bob Onacki, and Bob Harris

Members Absent: Alan Lowe and Bob Leclerc

Public: Richard and Elaine Fournier

Due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

David Ruble called the meeting to order at 5:04 pm.

Public Hearing

Richard Fournier advised the Board that they are hoping to build a 2-car garage, 30' in length and 26' in width. This will require a 15' setback from the property line with lot R11 80A, the Cotnoir property. This section is wooded and the structure would not be visible from the Cotnoir property or Raycrest Drive. The garage will match the appearance of the existing building, and will increase the property value and the tax base. The Board asked about the existing garage, and Richard Fournier advised that an 18' extension was added in 2009. Fournier noted that the property line between the lots is 267' and there is 35'-40' between the existing garage and the Cotnoir's property. Fournier stated that the proposed garage cannot be moved closer to the driveway, which is already paved, as it would interfere with the existing garage extension. The new garage will abut the asphalt and will also have a frost wall for the foundation, the same as the garage extension that was added, so that they will match. Guy Stever asked about the little cut out towards Raycrest Drive and Fournier explained this is a turn around. Bob Harris asked if Fournier obtained written permission from the Cotnoir's and the Board advised this is not required, as the Cotnoir's received a certified notice of the meeting. Fournier advised that he has spoken with them, and they do not have an objection. Mike Micucci spoke as an abutter and stated that the garage is replacing an existing structure that is already there, he also stated that it will add to the property value, and will be storage for recreational vehicles which keeps the property looking neat, rather than having vehicles all over the yard. Fournier explained to the Board that there is currently a 12'x16' storage shed in the same position as the proposed garage. Guy Stever asked if the new garage could be placed on the other side of the house and Fournier stated the property on that side is too wet, as well as that being the location of both a dug well and an artesian well. David Ruble asked if not having the garage would create an unnecessary hardship for the Fournier's and Richard Fournier stated that he does not want to store his recreational vehicles outside in the open, and to maintain them properly he needs a place to work on them. Fournier advised that although they are asking for a 10' variance, the 15' setback would be the worst case scenario. They are hoping it

will be 20'. Fournier also explained that the garage is set where it is due to the fact that he needs an area to clear the snow from the house in the wintertime. Fournier thanked the Board for their help with the application process and their effort.

The Public Hearing was closed at 5:22 pm. Richard and Elaine Fournier left the meeting.

Guy Stever advised that he agrees that storing vehicles in the garage is neater, and noted again that there is already a structure there.

The Board reviewed the requirements for the variance, and agreed that this variance would not be contrary to public interest, the spirit of the ordinance would be observed, granting the variance would do justice, and the values of the surrounding properties would not be diminished.

Bob Onacki noted that the variance would be a benefit to the property owner and the surrounding properties as well.

Bob Harris agreed and stated that it would increase the property value of the neighborhood.

On a motion by David Ruble, seconded by Guy Stever, the Board voted unanimously by roll call vote to grant the variance for Richard and Elaine Fournier for the 30'x26' garage on their Raycrest Drive property. Guy Stever – yes, Bob Onacki – yes, Bob Harris – yes, David Ruble – yes, Mike Micucci – abstained (abutter)

On a motion by Guy Stever, seconded by Bob Onacki, the meeting was adjourned at 5:34 pm. Bob Harris – yes, David Ruble – yes, Guy Stever – yes, Bob Onacki - yes

Respectfully submitted,
Shelli Fortin