

Zoning Board of Adjustment
Acworth, NH

Minutes: July 11, 2022

Call to order: 7:00PM

Present: Brian St. Pierre, Jennifer Bland, Brenda Melius, Lisa Earl

Public: John Balla, Chad Rancourt, Ryanne Schoonover, Stephen Murrel, Ann and Jeff Firestone

Minutes of May 9, 2022 , motion to approve BS/JB passed (u)

Public Hearing: John Balla of 338 Beryl Mt Rd, is seeking a variance, article V section B3 of the zoning ordinance, to permit a second principle use (residence) on a lot with a business currently located on it, in a commercial zone.

He wishes to sell the business, located on Sawmill Rd, which is a right-of-way. It consists of 33 acres and includes a gravel pit and saw mill. He has an interested buyer but the sale is contingent on being able to build a residence.

Concerns from the public were the possibility of a residential subdivision.

Meeting closed to the public 7:15

BS pointed out the large lot (33 acres) could accommodate a resident dwelling along with the business.

The board went through each of the criteria.

1. Granting the variance would not be contrary to the public interest
BS/JB passed (u)
2. The use is not contrary to the spirit or intent of the ordinance
LE/BS passed (u)
3. Granting the variance would do substantial justice
BS/JB passed (u)
4. The proposal would not diminish surrounding property values
LE/BS passed (u)
5. (a,b,c,d) Denial of variance would result in unnecessary hardship to the owner
BS/LE passed (u)

Variance approved

Other business or announcements: none

Meeting adjourned: 7:28

Respectfully submitted, Lisa Earl