

SANBORNTON ZONING BOARD OF ADJUSTMENT

P.O. BOX 124

Sanbornton, NH 03269-0124

MEETING MINUTES

September 28, 2021

GENERAL BUSINESS

Present: Audry Barriault, Secretary/Clerk and alternate, Melissa Anderson, member, Chair Tim Lang; George Murray, alternate, Steve Cobb (remote), alternate

Chair Tim Lang called the meeting to order at 7:05pm. Audry Barriault and Steve Cobb were seated as voting members.

George Murray made a motion to approve the draft minutes of 5-25-21. Chair Tim Lang seconded the motion and the motion passed with votes as follows:

Lang/Yes; Anderson/Yes; Barriault/Yes; Murray/Yes; Cobb/Yes

a. Public Hearing - Application for Zoning Variance (ZBA 2021-4) – Sanbornton Zoning Ordinance Article 10, Section A(2).

Applicant: Redneck Restorations/Daniel Smith

Property location: 31 Bay Rd, Tax Map 24, Lot 29.

Applicant requires variance to continue operation of auto body business in the Commercial District.

Daniel Smith explained that this property has been used as an auto body shop for at least ten years but has changed hands several times; it was recently discovered that there was no variance ever granted to operate an auto body shop which is not an approved use in the Commercial District. Daniel explained that he has been working there for nine years and currently rents the building for the purpose of doing restoration work on vehicles and he has never received complaints from abutters.

George asked what type of chemicals are used; Daniel responded that they have recently switched from lacquer thinner to alcohol which does not have special disposal requirements. They do not do oil changes so waste oil is not an issue. Audry asked if there is anything outstanding with DES that the ZBA needs to know about; Daniel responded that there are no violations with DES and they usually inspect once a year but he has not been visited by them since before COVID. Steve asked about hours of operation; Daniel explained that he is usually there from 6:30am until 3:30pm on weekdays and sometimes employees work on weekends but never at night.

Melissa Anderson made a motion to grant the variance from Article 10, Section A(2) of the Sanbornton Zoning Ordinance to operate an auto body shop at 31 Lower Bay Rd, Tax Map 24, Lot 29. George Murray the motion and the motion passed unanimously with votes as follows:

Lang/Yes; Anderson/Yes; Barriault/Yes; Murray/Yes; Cobb/Yes

Chair Lang reminded the applicant that there is a 30-day period in which anyone can appeal the decision.

b. Nomination of ZBA Chair – Steve Cobb made a motion to nominate Tim Lang as Chair. Melissa Anderson seconded the motion and the motion passed with votes as follows:

Lang/Abstain; Anderson/Yes; Barriault/Yes; Murray/Yes; Cobb/Yes

Meeting adjourned at 7:30pm.

Respectfully submitted, Audry Barriault