

**Town of Bartlett  
Zoning Board of Adjustment  
Public Hearing  
November 12, 2015**

**Members present:** Chairman Richard Plusch; Helen Crowell; David Shedd; Julia King; Alternate Norman Head. **Members absent:** Peter Pelletier.

Also present were Sheila Duane and abutters Karl and Hannah Lore Chandler.

**Public Hearing - File 2015-05:**

<b>Applicant:</b>	The Tarberry Company II, LLC
<b>Location:</b>	Route 302, Glen, NH
<b>Bartlett Tax Map:</b>	Tax Map 2RT302, Lot 147R00
<b>Purpose:</b>	A variance to allow a four-foot roof overhang to be added to the existing Glen Warehouse building which does not meet the setback requirements from Allen Road.

**Zoning Ordinance Section:** Article XII, Section B-4.

Chairman Plusch called the meeting to order at 7:00 pm by announcing the case number, name of applicant, and purpose of the application. He advised the meeting notice for this application was published in the Conway Daily Sun on November 3<sup>rd</sup> and 12<sup>th</sup>, 2015 and publicly noticed at the Bartlett, Glen, and Intervale post offices, as well as the Bartlett town hall.

Sheila Duane, representing The Tarberry Company, presented. She explained how the Glen Warehouse had a very large expanse of roof. During winter snowstorms, this large area collected a great deal of snow and ice build-up. When this accumulation slid off the roof, it came straight down with great velocity and piled-up against the side of the building. This caused damage to the building's siding, made it difficult to plow, and also created a safety issue for clients entering the warehouse on the Allen Road side. To ease the situation and to improve public safety, it was proposed to build a 4-ft.-wide sloped roof along the side of the building and over the doorway, approximately 4-ft. below the existing roofline. This overhang would catch the snow and ice as it fell from the main roof and break its fall and shed it away from the building. Ms. Duane provided photographs of the current warehouse building as well as sketches showing how the proposed roof overhang would be constructed. The photos of the warehouse as it currently existed showed an A-shaped pitched covering located above the doorway, which Ms. Duane said was 6-ft. wide. Norman Head asked what the angle of the new roof would be. Ms. Duane said that she wasn't certain what the pitch would be. Julia King asked when the existing covering over the door was built. Ms. Duane said she was not certain, but it had been added long before zoning came into effect.

Hannah Lore Chandler, an abutter on Allen Road directly across from the warehouse, spoke from the audience which prompted the Chairman to open the public comment period. Mrs. Chandler said the snow sometimes comes off the warehouse roof all at once and spills across Allen Road, blocking it. She said she and her husband had no problem with the roof being constructed, so long as it prevented the snow and water from coming onto the road. She said Joe Berry of The Tarberry Company had discussed his plan to build the overhang with them and had sought their approval and input before proceeding to the ZBA. Karl Chandler said he had sometimes seen the ice which came off the warehouse roof curl right back into the building and felt the auxiliary roof would prevent that from happening in the future. The board discussed the issue of rain water and snow going across Allen Road. It was noted that the pavement on Allen Road was not crowned, thus water did not drain off to the sides. David Shedd suggested that any approval granted by the board be conditional on the applicant installing drainage along the side of the property to reduce the amount of water flowing onto the roadway. He further suggested that the drains be constructed with input from, and approval of, the road agent. Ms. Duane was agreeable to that condition. Norman Head expressed concern that the new roof would dump water even closer to the Chandler's property since it would hit the ground at least 4-ft. further out than it does

now, but Mr. Chandler felt the new overhang would break the velocity of the water and would improve the situation. The board discussed what the pitch of the new roof should be. David Shedd, a qualified builder, advised that it should be steeper than the main roof itself. Mr. Shedd asked Ms. Duane whether there were any intentions to expand the side of the building closest to Allen Road. Ms. Duane said there were no plans to do add anything else to that side of the building. Mr. Shedd said he appreciated Mr. Berry reaching-out to the Chandlers and including them in this process.

At this point the Chairman asked if there were any further questions. When no comments were forthcoming, the public comment period was closed and the board deliberated and voted on the five conditions which must be met before a variance can be granted, as follows:

- a) Granting the variance will not be contrary to the public interest. Vote: 5 agree (unanimous).
- b) Owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship. Vote: 4-1-0 with Norman Head voting no.
- c) The spirit of the ordinance is observed. Vote: 4-1-0 with Norman Head voting no.
- d) Granting the variance would do substantial justice. Vote: 5 agree (unanimous).
- e) The value of surrounding properties will not be diminished. Vote: 5 agree (unanimous).

Based on the above vote, the Chairman called for a motion to grant the variance. David Shedd asked that it be granted with the items discussed by the board added as conditions of approval, particularly the issue of drainage. The board discussed these conditions and agreed on the following:

- The roof pitch of the proposed overhang will be steeper than the existing roof on the main building.
- Adequate drainage will be installed to reduce the water coming off the warehouse roof from reaching and flowing across Allen Road. This drainage will be installed in consultation with, and approval of, the Bartlett road agent.
- There will be no further expansion of the east (Allen Road) side of the building.

Motion was made by Julia King to grant the variance to allow a 4-ft. roof overhang to be added to the eastern side of the Glen Warehouse as shown on the plan provided with the condition noted above added; seconded by David Shedd. Vote: 4-1-0, with Norman Head voting no. The selectmen will be notified of the board's decision.

The minutes of the October 6, 2015 meeting were reviewed. Motion to approve the minutes, as written, was made by Norman Head; seconded by Helen Crowell. Vote: 4-0-1, with Julia King abstaining since she had not attended the meeting.

With no further business, a motion to adjourn was made by Julia King; seconded by David Shedd. Vote: All in favor. Meeting was adjourned at 8:13 pm.

Respectfully submitted,  
Barbara Bush  
Recording Secretary