

## **REPORT OF THE ZONING BOARD OF ADJUSTMENT**

As per NH RSA 674:33, the Zoning Board of Adjustment's purpose is to make decisions relative to Appeals from Administrative Decisions, Special Exceptions, Variances; and per NH RSA 674:33-a, Equitable Waivers of Dimensional Requirements. Appeals for a rehearing are also part of the Board's responsibility.

For each application, the Fremont Zoning Board of Adjustment typically meets at least three times. Each zoning request is carefully reviewed and considered. First is a Public Hearing during which the applicant presents his case. This hearing is typically continued to a date certain to allow for a site visit by the Board and all interested parties. Second the site visit is held and third is the continuation of the Public Hearing. At the continuation of the Public Hearing a decision may be made by the Board, but depending on the scope of the case or time constraints, there may be further continuations of the Public Hearing before a decision is rendered.

This year the Fremont Zoning Board of Adjustment met a total of 21 times to hear 12 cases, some of which were multiple requested actions, which resulted in the following decisions:

- 0 Appeal from Administrative Decision
- 2 Equitable Waiver of Dimensional Requirements granted
- 8 Area Variances granted
- 0 Use Variances
- 8 Special Exceptions granted
- 1 Special Exception Withdrawn
- 1 Rehearing Request denied

Detailed actions related to these cases are described below:

January 9 – Map 3 Lot 037-1; Area Variance granted to allow signage in excess of 25 square feet.

January 9 – Map 7 Lot 014; Area Variance granted to allow the expansion of a non-conforming dwelling structure to intrude closer than 30' to a street property line.

January 23 – Map 2 Lot 062; Special Exception granted to allow a driveway closer than 100' to a wetland.

January 23 – Map 2 Lot 062; Equitable Waiver of Dimensional Requirements granted to allow an existing 2 family dwelling to remain at its' current location.

February 20 – Map 2 Lot 181; Special Exception application withdrawn

March 27 – Map 2 Lot 120; Area Variance granted to allow the creation of a building lot with less than 200' frontage.

April 24 – Map 2 Lot 181; Area Variance denied to allow the construction of a 4-plex building with less than 280' frontage.

May 15 – Map 6 Lot 064-001; Special Exception granted to allow an in/law apartment.

May 15 – Map 7 Lot 054; Area Variance granted to allow expansion of an existing structure to intrude closer than 150' of the Exeter River.

May 15 – Map 7 Lot 013; Equitable Waiver of Dimensional Requirements granted to allow an existing replacement dwelling to remain in its' current location.

June 12 - Map 2 Lot 181; Rehearing request denied.

July 10 – Map 7 Lot 015; Area Variance extension granted.

July 10 – Map 7 Lot 015; Area Variance extension granted.

August 28 – Map 3 Lot 183-2; Special Exception granted to allow the alteration of the surface configuration of the property to create a horse pasture and riding arena closer than 100' to a wetland.

August 28 – Map 1 Lot 098-2; Area Variance granted to allow the construction of a garage building closer than 50' from a street property line.

September 25 – Map 6 Lot 004; 4 Special Exceptions granted to allow the placement of two (2) wells with associated grading and 2 driveways closer than 100' to a wetland.

December 18 – Map 1 Lot 048-007; Special Exception granted to allow the alteration of the surface configuration of the property closer than 100' to a wetland.

Special thanks to the Land Use Administrative Assistant Meredith Bolduc, who continues to keep the ZBA and Land Use Office operating efficiently.

The 2007 Fremont Zoning Board of Adjustment consisted of:

Chairman Richard Butler

Vice-Chairman Brett Hunter

Jack Baker

Scott Boisvert

Douglas Andrew

Please visit the Zoning Board page on the Fremont website ([www.Fremont.nh.gov](http://www.Fremont.nh.gov)) for ongoing updates and information relative to the Fremont Zoning Ordinance, decisions, minutes and agendas.

Please contact the Land Use Office at 895 3200 x 17 if you have any questions, concerns, suggestions or if you would like to participate by filling one of the current openings for an alternate member to the Fremont Zoning Board of Adjustment.

Respectfully submitted,

Rick Butler  
Chairman

*"That some good can be derived from every event is a better proposition than that everything happens for the best, which it assuredly does not."*

~ James K Feibleman