

*Zoning Board of Adjustment
Town of Orange, New Hampshire
Minutes of July 16, 2022*

Present: Rob Kuhn, Chair; Alex Smith, Vice Chair; Aaron Allen, Select Board ex-officio; Sally Jaeger, Anita Garland, Sandi Pierson (clerical)

Absent: Judy Connelly (alternate), Laurie Sanborn (alternate)

Others present: Scott Sanborn, David and Lisa Collins

Meeting opened at 8 a.m. Attendance taken by the secretary.

Jana stated that according to the ZBA Rules of Procedure, the clerk is an elected position. Rob said that because Sandi is not a ZBA member, it does not apply.

Rob opened the public hearing for the variance application of David and Lisa Collins (Sturtevant/Morrill property). The variance was to the Orange Zoning Ordinance, Article II, Section B-2 (a) which states that the minimum lot size be two acres. The application was requesting a variance to allow a one-acre lot. Attached to the application was a detailed survey plan done by Scott Sanborn d/b/a Cardigan Mountain Land Surveys, LLC.

Sandi stated that all abutter notices were sent, the hearing was posted in two public places, and published in the Valley News for two consecutive issues.

Scott Sanborn represented the applicants. He explained that 45 years ago, prior to the adoption of the Orange Zoning Regulations (when the minimum two-acre lot size was established), Laura Sturtevant parceled out a one-acre lot for her son, Warren Morrill. This has been recognized as a one-acre lot by the town and assessed and taxed as such for the 45 years. The town had recorded the subdivision without a deed nor with State subdivision approval. Scott said David and Lisa Collins would like to purchase the property from Mr. Morrill but first they need formal subdivision approval. In the application, Scott outlined responses to the five statement of reasons for the ZBA to grant a variance.

Rob closed the public hearing.

Aaron felt that the five statement of reasons for a variance have been answered successfully. After discussion, Alex motioned to grant the variance. Sally seconded. Motion passed unanimously in favor.

Meeting adjourned 8:15 a.m.

Respectfully submitted,



Sandi Pierson, Clerk