

*Zoning Board of Adjustment  
Town of Orange, New Hampshire  
P.O. Box 37  
Canaan, NH 03741*

*Minutes of June 1, 2023*

*Present:* Rob Kuhn, Chair; Alex Smith, Vice Chair; Aaron Allen, Select Board ex-officio; Anita Garland, Judith Connelly (alternate), Jana Mackay (alternate).

*Absent:* Laurie Sanborn, Sally Jaeger

*Others present:* David Stacy, Kathleen Stacy, Peter Shank.

The Chair opened the meeting at 6 p.m. Application for a variance from Peter and Lisa Shank was delayed until the applicant arrived.

Discussion on the approval of the minutes from the meeting of July 16, 2022. It was unclear how the ZBA would accomplish this because they only meet when an application comes before the Board, which can be up to a five-year span. Aaron will check with the Local Government Center's legal consultant in regards.

Application from Peter and Lisa Shank:

The Shanks requested a variance to the Orange Zoning Ordinance, Article IV, Section C which reads: *Front, Side and Rear Yard Setback: There shall be a minimum distance between any building and the edge of any public highway, street or roadway right-of-way of thirty-five feet.*

Sandi reported that all certified abutter notices were sent; two were not picked up by the addressees.


Peter Shank stated that the present garage abuts the well which serves the home. Peter said he would like to rebuild the garage away from the well so there will be no loss of high quality, fully functioning potable water. He requests to build a new garage that would be 20 feet from the edge of the right-of way (which would be 39 feet from the edge of the road and 45 feet from the center of the road). He is requesting a 15-foot variance.

The Board reviewed the prerequisite criteria for an ordinance to be granted. After discussion, Aaron motioned to approve the variance. Alex seconded. Motion passed unanimously in favor.

Peter submitted the abutter and application fees. Sandi will notify the Planning Board and Select Board of the ZBA's decision.

Aaron motioned to set a meeting for July 1, 2024 in the event they must meet to approve minutes (unless an application comes before the ZBA before that date). Motion passed.

Alex motioned to adjourn the meeting at 6:40 p.m. Anita seconded. Motion passed unanimously in favor.



Sandi Pierson  
Clerk, Board of Adjustment