

**TOWN OF CHESTERFIELD, NH  
ZONING BOARD OF ADJUSTMENT**

**SITE MEETING MINUTES  
March 25, 2007**

**Present:** Chairman Burt Riendeau, Andy Cay, John Perkowski, Alternates Tony Souza, Renee Fales and Jim Larkin and Code Enforcement Officer Chet Greenwood.

The Zoning Board of Adjustment met at the site of the Riverside Motel on Sunday, March 25, 2007 at 8:00 am. This is the continuation of **Pierre Saba dba Riverside Plaza** request for a Variance from Building Ordinance Article 13.03, Height of New Buildings, to permit a 10 ft relief to include the stairwell houses, parapets and elevator shaft. The property is located at Riverside Dr, W Chesterfield (Map 14C Lot B1) Commercial/Industrial district.

The Board met on the site to view the building. Mike Bentley was present along with Saba and DeMarinis, Sage Engineering. The party approached the building from the south. Bentley noted that the opening at ground level was for a service entrance and would be a footpath only, not a garage. It was noted that the building from this side was over 100 ft from the water setback. The north side of the structure is 50 ft from the water.

Bentley stated that the front elevation is 29 ft 3 ¼ in from the finish grade to the roof. With the parapet the elevation would be over 30 ft. The Board entered the building and viewed the cement block elevator shaft and proceeded to the basement area. There was a walk out on the riverside and windows along the side from the walk out towards the south. DeMarinis stated there would be a stairway/retaining wall from the 1<sup>st</sup> floor deck level to the ground level. There are 3 rooms facing the river with decks placed at grade level. Bentley advised that the elevation on the riverside is approximately 42 ft to the roof. He pointed out the elevation in relation to Route 9, which is higher.

The Board proceeded to the roof. The roof sloped slightly toward the back for drainage. The parapets were noted as functional to provide safety from falling snow or ice. The elevator shaft enclosure is 4 ft above the rooftop. The 2 doghouses for the stairwells are 10 ft above the rooftop. DeMarinis advised there would be drainage units and venting units for the bathrooms. These would be 8 in to 12 in high. There would be 2 waste stacks associated with the plumbing about 1 ft high. There would be no air conditioner units on the roof. Bevis stated they were on the plans he had seen.

DeMarinis stated that the doghouses were initially designed for access to the roof for a viewing deck. This plan is off the table at this time. A secondary benefit to the doghouses is that the Fire Department liked the idea of easy access to the roof. Bentley noted the elevations in relation to the road and Riverside store.

The Board returned to the first floor. Greenwood noted that there was a 6 ft difference in elevation from the approved Planning Board plan to close to 10 ft difference now. This is due to the service entrance.

The Board asked what was the natural grade. DeMarinis stated he would need to look that up. It was surmised that it was 3 or 4 ft difference from what it is now. Greenwood stated he could have been more diligent in looking at the original approved plan vs. the building plan. He had taken for granted that these were the same. Greenwood stated that DeMarinis had only the Zoning Ordinances but the height requirements are listed in the Building Ordinance.

Greenwood advised that he got a call from the abutting camp owner who asked about the structure. Greenwood had described it as a Marriot type. Gary Avery, neighbor, stated he liked the improvements compared to the old motel structure.

Fales asked about the Planning Board approved plans with the 30 ft on the front and 36 ft on the rear. Greenwood stated the ordinance calls for 30 ft from the natural grade to the top and then 30 ft from the eaves on the downhill side of the structure. There are no eaves on this structure because of the flat roof that makes it a confusing issue.

Riendeau noted that the height has always been in the Building ordinances.

Perkowski moved to continue the public hearing to the Town Offices on Wednesday, March 28<sup>th</sup> at 7:00 pm. Souza seconded the motion, which carried unanimously.

**Adjournment:** The Board adjourned at 9:05 am.

Respectfully submitted,

Carol Ross  
Secretary

Approved:

\_\_\_\_\_  
Burton Riendeau  
Chairman  
Zoning Board of Adjustment

Date:\_\_\_\_\_