



**Zoning Board of Adjustment
Town of Eaton
Evans Memorial Building
Eaton, NH 03832**

October 30, 2024

The Zoning Board of Adjustment met on Wednesday, October 30, 2024, at the Town Hall for an emergency hearing. Present were Chairman Steve Larson, Joel Wasserman, John Border, Stan Dudrick and Pam Burns. The meeting was called to order at 6:00 pm.

Chairman Steve Larson read the Public Notice and gave an overview of the procedure for Public Hearings.

Case #202407 Cindy Hall and John Schmerfeld

At 6:00 pm Chairman Larson opened the Public Hearing on an application from Cindy Hall and John Schmerfeld for a Special Exception to Article VI, Section 3. The applicants seek to place a new driveway bridge over the existing bridge that is within the road setback.

All notices required by statute have been posted, abutters notified, and all fees paid. There were no conflicts of interest. No correspondence has been received.

Cindy Hall and John Schmerfeld were present at the Public Hearing. Chairman Larson asked the applicants to give a statement of reasons they should be granted the variance. Cindy Hall stated that the new bridge is necessary to receive heating fuel deliveries, as the existing bridge is not structurally safe enough for delivery trucks to drive over. The existing bridge is approximately 15 feet wide and 10 feet long, but also has structural abutments buried underground which will not be removed. The proposed bridge will be approximately 13 feet wide and 25 feet long, which is the size deemed necessary by the Structural Engineers at ADM Welding and Fabrication, LLC., who are fabricating the bridge. Cindy Hall also stated that a bridge at that location of her driveway is necessary, because a stream runs through that location. Cindy Hall stated that because construction work will be done near the stream, she has already contacted the NH Department of Environmental Services to see if she would need to obtain a Wetlands Permit for the project. A Shoreline Permitting Specialist determined that because the work will be done only on the driveway, which is above the stream, the State will not require a permit.

Joel Wasserman asked if the height of the bridge was going to change. Cindy Hall stated that it will be slightly higher due to flood possibilities. John Border asked if the new bridge would be placed on top of the old bridge. John Schmerfeld stated that some of the old bridge would be removed, but other parts, such as the buried abutments, would remain and that new the bridge would be placed on top. John Schmerfeld also stated that a new bridge is needed for safety reasons, such as allowing fire trucks to access their property in the event of an emergency. John Border stated that he appreciated that the applicants had already contacted the State to find out if they needed a permit to work near the stream. Board members pointed out that the location of the bridge being in the road setback cannot

be helped, as the applicants cannot move the location of a stream. It was also noted that the bridge being replaced is on a private driveway with only one residence on the property.

Chairman Steve Larson made a motion, seconded by John Border, that based on the findings of fact and all conditions being met, the Special Exception be granted. The motion passed by unanimous vote.

Steve Larson made a motion, seconded by Joel Wasserman, to adjourn the meeting. Motion unanimously carried. The meeting was adjourned at 6:22 pm.

Respectfully submitted,

Bethany Hicks

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