

TOWN OF BARTLETT
ZONING BOARD OF ADJUSTMENT
56 TOWN HALL ROAD
INTERVALE, NH 03845
603-356-2226

APPROVED MINUTES

ZBA MEETING

July 13, 2026

6 p.m.

Present: Julia King (Chair); Scott Grant; Peter Gagne, Richard Plusch (Alternate)

Absent with Notice: Steve Hempel (Vice Chair); Peter Pelletier, Kali Brennick (Alternate)

1. **Call to Order-** by chair at 6:00PM
2. **Pledge of Allegiance-** Led by Richard Plusch
3. **Minutes of last meeting-** June 8, 2026. Motion made by Julia King seconded by Scott Grant. Vote unanimously to accept the June 8, 2026 minutes as written
4. **Unfinished Business**
5. **New Business-** Julia King summarized- the board was made aware that the applicant Mr. Lamanna has filed and was denied by the Selectmen. He apparently made good on the 48 feet but he is less than 10 feet from the other boundary line. He wrote his neighbors were good with the placement of the container and the secretary made him aware that a letter stating so from the neighbor would be helpful to his case.

Applicant: **John Lamanna Tax Map 1THORN-163LOO-** Application for Special Exception Article XVIII regarding placement of a storage container be on the property with insufficient side setbacks. Julia King summarized the application- the Selectmen were okay with the 48 feet (actually the difference of 12 feet from the 60 feet from the centerline represents exactly 20 percent) and we can give you a 20 percent waiver. The problem is the 10 feet from the other boundary and the difference to the sideline is 5 feet. We agree that the ZBA can give 20 percent from the centerline, which is 48 feet, but the sideline is a difference of 5 feet. Applicant was asked to discuss his request. Mr. Lamanna added his neighbors don't care- I take care of all their property for no cost. I bought my house from them, and it is a

kind of a deal I have with them is I do a lot of work for them. I talked to Lucy and she said "Yeah, I don't care". Julia King added unfortunately the zoning ordinance says it has to be 15 feet from the sideline and we have to figure out how we can manage that. Richard Plusch added we could do 20% on the side and that get us down to 2 feet. Julia King asked if we could give 2 20% exceptions. Richard Plusch answered, "why not?" Scott Grant asked the applicant if the storage container was affixed to the ground and Mr. Lamanna replied to the board no. Scott Grant clarified it is a storage container and not a building- I mean it could be moved if it had to be moved. Julia King stated she thought it could be moved 5 feet towards the house. She added that Mr. Lamanna you live there now and you bought the property and you have an agreement with your neighbor however we are all not going to live forever. Mr. Lamanna replied to the board the way the deed is written, they have the right to first refusal at fair market value so it will stay in circulation on Thorn Hill just the way it is forever. All the land except for 38 acres and where their house sits is in a conservation easement and that is where my storage box is up against- the conservation easement land that I take care of for them. Peter Gagne asked who the owners were and Mr. Lamanna answered the Crockers. Julia King stated there is an idea on the table that the 20% and she looked at section 18 1D or 2D that offers any relief other than the 20%. Peter Gagne stated he thought that storage containers were not a structure and referenced another application heard from Mr. Szetela. Scott Grant answered they are not, but Stan's issue was he did not meet the setback from the railroad. It was noted that the town voted and stated that storage containers are not structures. Mr. Lamanna added that is why he is here-he went to pay his taxes, and he saw on the bulletin board if you have a storage container you had better get a building permit. So, I followed the rules and applied- my container is 10 feet by 20 feet. Scott Grant added it is all about the assessment. Mr. Plusch looked at the plan and asked Mr. Lamanna why he did not turn the storage container. Mr. Lamanna replied it would be foolish to do so because you don't want your door to be going at 90 degrees from the prevailing wind. If you turn it then the door is facing north and I would have the snow blowing in. Richard Plusch asked what if you turned it the other way and Mr. Lamanna replied the snow would still blow in and I don't want the door on the backside into the woods where I cannot get at it. Julia King added that the container is as far back as it can go because the property drops off. Julia King asked the board to review the checklist for special exceptions especially section E which states "If the Zoning Board of Adjustment finds that for Exceptions (a) through (q) of paragraph D-1 all of the conditions of paragraph D-2d above are satisfied, it shall cause a Building and Use permit to be issued by the Board of Selectmen." There is no problem with A through Q which are

the allowable uses, and we are okay with that. You get to D-2 and paragraph f refers you to exception L Section L reads “In all districts, establishment of, or construction of a building for, or change of use to, a Town Residential District A permitted use on a lot of record on the date of enactment of this Ordinance when setback, minimum lot size and/or minimum frontage cannot be met; in no case, however, will a structure be built within 10 feet of a property boundary, right of way or watercourse. “I believe you are okay. Scott Grant and Peter Gagne added it is not a structure as per the town vote. Julia King added it is a taxable event. Scott Grant explained the town taxes for views and that is also not a structure. Peter Gagne stated he would entertain a special exception but would have a hard time justifying the variance. Julia King concurred with this statement. Peter Gagne made a motion seconded by Scott Grant to accept the application for a special exception. Richard Plusch suggested that the applicant put some little trees around the storage container. Julia King added there are lots of trees there. Richard Plusch added it was fine by him then. Peter Gagne explained that the land all around it is conservation land. He asked the applicant who had the house across the street to which Mr. Lamanna replied it is the Crockers. All their property on the east side abuts the Dundee forest. Peter Gagne asked for clarification that the abutters were notified that this application was for variance and a special exception. Secretary made the board aware that the letter sent notified them that the application was for both possibilities. Peter Gagne expressed appreciation after the abutter letter was read. He stated he wanted to make a motion to approve John Lamanna’s request for a special exception for a storage container on two sides. Scott Grant added “as located”. Julia King clarified it should be he was making a motion to grant Mr. Lamanna’s a

(The zoning ordinance would prefer 15 feet, but the minimum is 10 feet) Scott Grant seconded the motion. Vote of the board 4 voted yea, none opposed.

OR

Applicant: **John Lamanna Tax Map 1THORN-163LOO-** Application for variance XI Section B2 to allow a storage container be on the property with insufficient side setbacks. At this point Mr. Lamanna asked the board to withdraw his application for a variance. Vote unanimously by the board to accept the request- none opposed.

6. **Communications-** Secretary asked the board to provide permission to present the information discussed at the last meeting to the Select Board. Board agreed secretary should provide the information as discussed,
7. **Other Business**
 - **ZBA Application fees-** ongoing project- update from clerk

- **Update on House/Senate Bills-** any updates regarding bills in house and senate emailed to board
 - **Applicants-** As a rule Peter Gagne added that the board needs to remind applicants when we do not have a full board here, they will not have a chance to appeal the decision. If we had voted no there is no appeal process and if it was me, I would have wanted to continue this application to the next meeting. Julia King stated he was correct, however the board is not required by law anymore to inform an applicant that because there is not a full board they have the right to postpone the application to the next meeting. We are not bound by law, but it is a courtesy. Peter Gagne concurred it was a courtesy and I will uphold that because I have been on the other side many times and I would want that information. Scott Grant added a quorum is 3 out of 5 people and we have 2 alternates. Anyway, we were legitimate.
- 8. Adjournment-** Motion made buy Scott Grant seconded by Richard Plusch vote unanimously to adjourn the meeting at 6:28 PM
- 9. Next Meeting: August 10, 2026 at 6 PM**



Board Sign in
07-13-2026.pdf



Public sign in
07-13-2026.pdf

Respectfully submitted

Louise B. Burns

Planning Board/ZBA Secretary