

NOTICE OF DECISION – BROOKFIELD ZONING BOARD OF ADJUSTMENT

At the public hearing held on Thursday, August 30th at 6:30pm at the Brookfield Town Office building concerning an application by Susan R. Zelek, Map 18 – Lot 14, located at 112 Clark Rd Brookfield NH, for a variance to Article II, Section A:3:C of the zoning ordinance for a subdivision that would result in a lot or lots with less than the required 250' of frontage on a Class V Town Road in the Residential-Agricultural Zone (RA-1) the Board voted to deny the variance.

By a vote of 4-1 the Board found that none of the variance criteria were met. The Board specifically found that there was no hardship that arose from special conditions of the property which justified the grant of the variance. The Board also expressed concerns about the increased density which would result from the variance, finding that that would not observe the spirit of the ordinance and would be contrary to the public interest. Moreover, no evidence was presented on the criteria of diminished property values. For further details regarding the Board's decision, the applicant is directed to the minutes of the public hearing