

Zoning Board of Adjustment
May 24, 2016

Members Present: Scott Lees-Chairman, Craig Niiler-Vice Chairman, John Krebs, Karl Ogren, Jake Stephan, and John Quigley (alternate)

Members Absent:

Others Present: Janice Zecher-Recording Secretary, James Rines, Ned Hatfield, Robert and Pat Wentworth, Ralph Liguori, Nancy Cristoferi, Luc Fauteux

Meeting called to order at 7:00pm.

Scott introduced the board members to the public, and explained the rules and procedures. John Quigley is a full board member in place of John Krebs.

Minutes

The minutes from April, 2016 were reviewed. Changes:

Page 2 halfway down, change 10 points to 100 points.

Motion was made by Scott and seconded by Karl to accept the April Minutes with changes as noted above. All were in favor.

Scott asked that the December 2015 minutes be put into the packets next month.

Case #41-50-16 Luc Fauteux - Applicant seeks an appeal for a variance under Article 3, Section 304.2 to permit a 28 x 36 double wide residence at 22 Birchwood Farm Road, Tax Map #41, Lot #50.

Nobody from the public appeared for this case.

Because this lot is on two streets, both streets are considered front yards which need a 50ø setback. The lot is also considered to have 2 side yards which need a 30ø setback. If Mr. Fauteux can redraw his plan changing the placement slightly on the lot, he should be able to meet all setbacks and a variance will not be needed.

Mr. Fauteux made a motion to withdraw his application without prejudice; John Quigley made a motion to accept.

John Quigley stepped down and full time member John Krebs stepped into the meeting.

Case #38-8-16 Nancy Cristoferi ó Applicant seeks a Special Exception under Article 3, Section 304.6.4.1 to remove existing summer camp and replace with new log home adding 2 feet in length in the rear from the current footprint and to add 9 feet to the right for a screen porch at 15 Birchwood Shores Road, Tax Map #38, Lot #8.

Case #38-8-16 Nancy Cristoferi ó Applicant seeks a Variance under Article 3, Table 304.2, and Article 3, Section 310.5 (See appeal for Special Exception) at 15 Birchwood Shores Road, Tax Map #38, Lot #8.

Robert and Pat Wentworth, Ralph Liguori, Nancy Cristoferi from the public appeared for this case.

Pat Wentworth asked if she could sit at the table with Nancy Cristoferi as she is severely hearing impaired. The board invited her to come sit at the table.

James Rines of White Mountain Survey is currently working on a survey of Ms. Cristoferi's property. If survey is not completed by June 13, which is the deadline for the June ZBA meeting, this application will be continued until the July meeting.

Pat Wentworth, Ms. Cristoferi's abutter states that she supports Ms. Cristoferi's plan.

Case #3-64-16 Eugene Corbett Jr Trust ó Applicant seeks a Special Exception under Article 3, Section 304.6.4.1 for erosion control at 192 Freedom Point Road, Tax Map #3, Lot #65.

Nobody from the public appeared for this case.

Summary of the facts of the case discussed at the public hearing:

- Very shallow grade on lot.
- Infiltration trenches will handle storm water runoff from the roof of proposed structure.

The board reviewed the Variance Worksheet for Article 3 Section 304.6.4.1

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|----------------|------------------------|
| 1. Carried 5-0 | 4. Carried 5-0 |
| 2. Carried 5-0 | 5. A. (i) Carried 5-0 |
| 3. Carried 5-0 | 5. A. (ii) Carried 5-0 |

A motion was made by Scott, seconded by Craig, that, based on the foregoing findings of fact, the requested variance from Article 7 Section 706.2 of the Town of Freedom Zoning Ordinance be granted.

Conditions:

1. Per plan titled ZBA Special Exception Plan Eugene Corbett Jr revision date 5/24/16
2. Erosion control shall be installed prior to construction and remain in place until site is stabilized.

Case #39-8-01-16 Scott Nelson – Updated plan was reviewed as requested in the April meeting. The board will request the plan's name be corrected from "Barry Bay" to "Berry Bay". They will review the corrected plan at the June meeting.

A motion was made by Scott, seconded by Karl, to adjourn the meeting.
Meeting adjourned at 8:30pm.