

**Zoning Board of Adjustment**  
**June 28, 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, Robert and Pat Wentworth, Nancy Cristoferi, Carole DeMore

Meeting called to order at 7:00pm.

Scott introduced the board members to the public, and explained the rules and procedures.

The minutes from December, 2015 and May, 2016 were reviewed.

Motion was made by Scott and seconded by Craig to accept the December and May Minutes as written. All were in favor.

**Case #38-8-16-a Nancy Cristoferi ó Applicant seeks a Variance under Article 3, Table 304.2 to remove existing summer camp and replace with new log home adding 2 feet in length in the rear from current footprint and 9 feet on the side at 15 Birchwood Shores Road, Tax Map #38, Lot #8.**

Robert and Pat Wentworth, Nancy Cristoferi, and James Rines from the public appeared for this case. Pat Wentworth joined the table discussion because of hearing difficulties.

James Rines of White Mountain Survey presented a new plan to be shown for both variances and the special exception to the meeting and asked if it would be accepted. There was also a plan that had been submitted after the deadline for the July meeting that was being given to the board at the meeting.

Chairman Lees asked the board if they wanted to accept the new plan. John Krebs suggested they accept the plan because everyone was present at the meeting but this would be Jim's last notice. Jim understands and agrees. The board accepted the plan brought by Jim on 6/28.

**Variance – Article 3, Section 304.2**

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

- Deck stairs shown on plan will be shown inside deck and will not protrude forward of building. ó Existing sheds labeled #1 and #2 will be removed from the lot.

The board reviewed the Variance worksheet for Article 3 Section 304.2

- |                |                        |
|----------------|------------------------|
| 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 |

Conditions:

- Note on proposed condition plan that sheds 1 and 2 will be removed prior to issuance of building permit.
- Stairs to be revised to location behind southern most eve locations.
- Impervious proposed note to be revised.
- Fix northeast setback from 32.1 to 28.1 feet.

- 3 grade stakes to be added to westerly property line.
- Per plan titled ZBA application plan for Nancy Cristoferi with revision date of June 25, 2016.

**Case #38-8-16-a Nancy Cristoferi ó Applicant seeks a Variance under Article 3, Table 310.1.5 regarding the 10% rule at 15 Birchwood Shores Road, Tax Map #38, Lot #8.**

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

- Lot has a very small building envelope.
- Final lot coverage will increase from 14.6% to 14.8%.

The board reviewed the Variance worksheet for Article 3 Section 310.1.5

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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 |

Conditions:

No conditions noted.

**Case #38-8-16-a Nancy Cristoferi ó Applicant seeks a Special Exception under Article 3, Section 304.6.4.1 for Erosion Control at 15 Birchwood Shores Road, Tax Map #38, Lot #8.**

There were no summaries of fact of the case discussed at the public hearing:

The board reviewed the special exception worksheet for **Article 3 Section 304.6.4.1** Erosion Control.

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|--------|--------|
| A. 5-0 | J. 5-0 |
| C. 5-0 | K. 5-0 |
| H. 5-0 | L. 5-0 |
- Erosion control shall be installed prior to any earth moving and shall remain in place until construction is completed and site is stabilized.
  - Per plan titled ZBA application plan for Nancy Cristoferi, revised June 25, 2016
  - Shoreland permit will be obtained.

Both variances and special exception were conditionally approved. Karl Ogren will complete a site inspection to be sure plans and conditions are compliant.

**Other Business:**

Follow up on the Scott Nelson plans that were incorrectly labeled öBarry Bayö. Request has been sent to correct plans to show öBerry Bayö. Janice will follow up on this request.

Scott said that the ZBA has been invited to attend a joint meeting with the Planning Board in October. He asked if anyone had ideas on agenda items. One possibility would be discussion on how the points of trees are spread out when cutting. Another was a question on whether or not Freedom could change their 10% rule to the State standard (DES). Craig Niiler commented that he though Freedom enforces this rule well.

A motion was made by Scott, seconded by Karl, to adjourn the meeting.  
Meeting adjourned at 8:10pm.