

**Zoning Board of Adjustment  
January 22, 2019  
Minutes**

**Members Present:** John Krebs, Karl Ogren, Craig Niiler, Scott Lees, John Quigley (A),  
**Members Absent:** Jake Stephan, Denny Anderson (A), Tim Cupka, (A),  
**Others Present:** Janice Zecher, Recording Secretary

Meeting called to order at 7:00pm by Scott Lees. Scott introduced the board members to the public, and explained the rules and procedures. There was a quorum present of 5 members.

The minutes from November, 27, 2018 were reviewed by the board. Motion was made by Karl to accept minutes, seconded by John Quigley.

**Case # 27-02-18 Gordon & Jayne Broz**

Applicant seeks an appeal for a Variance under Article 6, Section 602, Reduction of lot area and Table 304.5 Shorefront District minimum lot size at 425 Pequawket Trail, Map 27 lots 1 & 2. For a lot line adjustment of two pre-existing, non-conforming properties.

Because the plan has not been signed by the Surveyor, and the septic information has not been received, a motion was made by Scott, seconded by John Quigley to continue the application, Karl and Craig were in favor, John opposed. Application will be continued to February, 2019.

**Case # 01-19-19 Charlotte McKinnon and Herbert Whittemore**

Applicant seeks an appeal for a Variance under Article 7, Section 706.2, further encroachment in side or rear setbacks. And Special Exceptions under Article 3, Section 304.6.4.1 Erosion Control and Section 304.6.6.2 Cutting of trees within 75 feet of reference line. Applicant wishes to tear down the existing home and replace the home on the same footprint with a 400 square foot addition at 9 Kenison Drive, Map 01, Lot 19.

Mark and Jake McConkey represented the applicants for this request and reviewed the application. After review, Karl requested full size copies of the plan because even 11x17 were unreadable, John Krebs requested color copies of the house as the black and white copies cannot be seen. Karl requested the plan be reviewed carefully because the numbers do not add up. The board had no issue with the erosion control, or tree cutting plans as they pertain to the Special Exception. Mark will need to apply for a tree cutting variance as there are not enough points to remove trees.

There were no members of the public, and no abutters present for this application.

Mark will make the following adjustments to the application.

1. Plan will show that they will use porous pavers.
2. Update the math for accuracy.
3. Apply for a tree cutting variance.

Mark said the applicant will lose his builder if he has to wait another month and requested a special meeting with the ZBA before the next monthly meeting. The board discussed and

decided unanimously not to hold a special meeting. There is already another continuance for the February meeting and they did not want to set precedent. All information must be accurate and complete before a decision can be made.

Application is continued to February, 2019.

### **Other Business:**

There was a general discussion about plan requirements. The board agreed that moving forward, plans must be printed to a scale of 1" = 20', minimum font must be 8 pt.,

When submitting a ZBA application, 12 copies of plans, the original ZBA application and the original Zoning application must be submitted. The ZBA application cannot request more than what is denied on the Zoning application, and pictures must be in color.

Janice will look into requirements of other towns regarding applications and notarized signatures.

Motion to adjourn was made by Scott, seconded by Karl. Meeting was adjourned at 8:30 pm.

There was a discussion about how the materials used for stairs could change. Scott asked if the board wants to make a recommendation to the Planning board about this. Members of the board declined to pursue.

There being no further business, Scott made a motion to adjourn, seconded by Craig.

Meeting was adjourned at 8:00 pm.

Respectfully Submitted,

Janice Zecher