

Zoning Board of Adjustment
April 30, 2019
Minutes

Members Present: Scott Lees, John Krebs, Karl Ogren, Craig Niiler, Jake Stephan

Members Absent: John Quigley (A) Tim Cupka, (A), Denny Anderson (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 April 30, 2019 were reviewed by the board.

Case # 26-5-19 The View at Lake Ossipee Family, LLC

Applicant seeks an appeal for a Variance under Article 3, Table 304.5, side setbacks, A Variance under Article 3, Section 304.6.6.2(a), Maintenance of a Waterfront Buffer (D) (iv) Segment point total must equal or exceed 100 points. Special Exception under Article 3, Section 304.6.4.1 Erosion Control, A Special Exception under Section 304.6.6.4, tree cutting greater than 12.5% slope between 75 and 300 feet of reference line, A Special Exception under Section 304.6.7.3, Exceeds 10% impervious area on lot of record at Map 26, Lot 5 at 7 Cone Drive. The applicant wishes to add one bedroom, one bath, den storage, and unfinished second floor.

The board felt they have all the information needed to move forward. Ken Jones, Agent presented the application. The board helped Mr. Jones make a list of items needing to be on the plans:

1. Need to include the whole lot size, measured, not using tax maps.
2. Provide a definition and description of “10-f-m” that is showing on the plan.
3. The shaded box beside the telephone pole should be labeled.
4. Have the front corners set by a licensed Surveyor.
5. Need a tree cutting plan. Grids and points are not necessary. If applicant cannot show 100 points, he has to request a Variance as well as a Special Exception. If he can show 100 points in grid only, a Special Exception would be needed.
6. Show temporary markers along the north side of construction borders.
7. Show exact distance from drip line to north edge of the property.

There were no abutters present, Jeffrey Towle, member of the public asked if the board could grant an extension for next month’s deadline because of the late date of the meeting. Scott explained that posting and notification deadlines cannot be extended. Karl made a motion to continue, seconded by Craig. Application is continued to May.

Case #37-7-19 Denise Savoie & Lindsey Archila

Applicant seeks an appeal for a Variance under Article 3, Table 304.5 front setback, A Special Exception under Article 3, Section 304.6.4.1 Erosion Control, and a Special Exception under Section 304.6.6.2 tree cutting within 75' of reference line at Map 37, Lot 7, West Bay Road. The applicant wishes to construct a 3 bedroom house, well, driveway, state approved septic system. Trees to be cut to get the proposed structures installed.

Dale McConkey presented this application as agent for Denise Savoie and Lindsey Archila. The signatures on the various pages were questioned by the board. Dale acknowledged that the applicant signatures were not the same throughout the application. He clarified that the only trees to be cut are within the orange lines for the well.

Abutter Bob Chick Jr expressed concern that after the driveway is built, seasonal or storm water will run into the Chick family's driveway. This would be addressed with the road agent when the driveway application is submitted.

The board requested the following modifications:

1. Submit a full grid for tree cutting including all trees as well as those being cut.
2. Add the well radius
3. Include a table showing point additions
4. Set front pins. Option: set corners and several grade stakes along both lot lines by a licensed land surveyor.
5. Certify that footings are located in accordance to approved plan prior to footings being poured.
6. Silt fence detail must be 8.5 pt.

John Krebs would like to see the driveway go straight to house or define the driveway with bollards.

Abutter Bob Chick Jr expressed concern that after the driveway is built, seasonal or storm water will run into the Chick family's driveway. This would be addressed with the road agent when the driveway application is submitted. Mr. Chick asked if his house and or yard gets flooded after this house is built, do they have any recourse. John Krebs will follow up with the Road Agent.

Scott made a motion to continue the application, seconded by Karl.

Other Business:

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

Meeting was adjourned at 8:30 pm.

Respectfully Submitted,

Janice Zecher