

**Zoning Board of Adjustment**  
**November 27, 2018**  
**Minutes**

**Members Present:** John Krebs, Karl Ogren, Craig Niiler, Scott Lees, Dennis Anderson (A), John Quigley (A),

**Members Absent:** Tim Cupka, (A), Jake Stephan

**Others Present:** Janice Zecher, Recording Secretary, Don Harris Zoning Officer,

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 October 23, 2018 were reviewed by the board. A reminder to put Draft across the minutes. At the bottom of page 1, #2, change to NHDES shoreland approval required. Bottom of page 3, #2 change to: Foundation to be certified to be in compliance with the approved plan prior to construction. #3 change to: Provide copy of trust document with both trustees signatures. John Quigley made a motion to accept minutes as amended, seconded by Scott Lees.

**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.

Craig Niiler recused himself from this application as he is the owner of the easement.

There was nobody present to represent the applicant or members of the public at this meeting. Craig Niiler is an abutter.

John Krebs was concerned that there is no date or signature on the portion of the survey submitted. The map shows different names on the plan submitted and it is dated 1975.

Craig Niiler, abutter is in support of this project.

The board agreed unanimously to continue the application to January. Mr. Broz will be contacted to request the following updates to his application.

1. The existing plan needs to be stamped and signed by a licensed surveyor showing the existing areas, bounds, wells, septic and buildings for both plans.
2. All pages must be signed by both owners.

**Other Business:**

John Krebs asked if the board should stop counting stairs to the water as part of the 10% rule. The ordinance states stairs are allowed.

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