

**ZONING BOARD OF ADJUSTMENT**

**P.O. BOX 227**

**FREEDOM, NH 03836**

**June 1, 2022 6:00 p.m.**

**SITE VISIT at**

**38 North Broad Bay**

**14 Pauli Point Rd.**

**364 Pequawket Trail**

Freedom Zoning Board of Adjustment: **June 1, 2022**

Present: Chairman Scott Lees, Vice Chairman Craig Niiler, Karl Ogren, John Krebs, Peter Kenan, Denny Anderson (A), Tim Cupka (A), Recording Secretary Stacy Bolduc.

Absent: Jeff Fongemie (A), Jacob Stephen, Zoning Officer Gary Williams

Public: Jim Rines, Mark Dimond (contractor), Jake Dawson (Did the dirt work)

**Application # 31-27-22 Scott C. Johnson Revocable Trust**

Chairman Lees opened the site visit at 6:00 p.m. Chairman Lees explained to board members the intent of tonight's meeting is not to discuss but to be shown what is happening on each site. Jim Rines described the end walls that the board is questioning. He also described the walkout basement and the grade. The height of the front wall was observed by the board. Jim had a plan that represented elevations before the project. Mark explained he pushed out the front wall because he wanted to get the footings down four feet and not have them on top of the wall and blow the wall out.

**Application # 25-10-22 Caitlin C. Sackman Revocable Trust 38 Broad Bay Rd.**

The applicant wishes to construct four retaining walls inside the shoreland setback and side yard setback. This is to help stabilize the site where the nonconforming house was removed.

Jim Rines was present to explain this site as well and what is going on with the walls, and Chairman Lees reminded the board the intent of this meeting is to understand what is happening on the site. Karl reiterated that a plan was approved in the past for the house, but the plan did not have the sidewalls or the front wall on it. A variance was granted for one side for the porch.

**Application # 26-9-22 Foss-Delorge Rev Trust 364 Pequawket Trail**

Jim Rines explained the small wall by the stairs is the existing wall the existing stairs are cut into the grade. Applicants wishes to eliminate the existing stairs. The water that runs off the house currently hits the patio and makes its way to the lake. The idea was to have a set of stairs at each switch back and a sitting area halfway up. The process of how the rocks were put in place by hand was discussed. Site visit adjourned at 7:00 p.m.

Respectfully Submitted  
Stacy Bolduc  
Recording Secretary