

Call to Order at 7:10 p.m. Meeting called to order at 7:10 p.m.

Members Present: Marcella Perry-Chairman, Timothy Morgan, Timothy Kinnon, Angela Bystrack, Paul Monziona, Kathy Menici-Town Planner, and Carolyn Schaeffner-Recording Secretary

Statement of the Appeal Process: read by M. Perry.

Appointment of Alternates: none appointed

Approval of Agenda no changes on original agenda

New Applications:

Case Z06-18

Map 41, 20

Special Exception

Charles A. McCauley and Julie A. Tremblay

114 Echo Point Road

Application submitted by Charles A. McCauley and Julie A. Tremblay seeking a Special Exception from Zoning Article 300. Section 320 B:2(c) - Expansion of a building beyond existing boundaries – to add a second story to their pre-existing, non-conforming home. The property is located in the Lakeshore Residential Zone.

Present for this case Charles A. McCauley and Julie A. Tremblay.

Motion by M. Perry to accept the application for Case Z06-18. Second by T. Morgan. No discussion. Vote unanimous.

J. Tremblay stated basically just adding the second floor to move bedrooms upstairs to add additional living space on the first floor.

C. McCauley added that the footprint will remain the same.

T. Kinnon asked about septic size.

C. McCauley informed that last year their septic was upgraded in July 2005 to a two bedroom septic.

M. Perry asked if the same number of bedrooms would remain the same.

C. McCauley informed taking existing bedrooms to utilize as stairway space, expand the kitchen, and expand the living room.

P. Monziona asked if they had town water or well water.

J. Tremblay answered that it was a well.

M. Perry asked about the driveway.

C. McCauley stated that after the house was completed, they would like to put a garage in at the top of the hill and then to eventually replace the driveway that was torn up with the replacement of the septic system.

M. Perry stated that runoff would be a concern with the replacement of the driveway.

C. McCauley clarified the composition of the driveway.

M. Perry discussed problems with the rain runoff.

M. Perry referred to pictures taken by Town Planner.

M. Perry question on abutters

K. Menici noted all abutters notified.

M. Perry question on blocking abutter view.

A. Bystrack noted that most homes in the area are the same height (with addition).

P. Monziona asked if the well was of sufficient capacity to supply to two bathrooms.

C. McCauley explained the capacity of the well and expressed that the well should be more than sufficient to support two bathrooms.

Case open to the public for input.

None seen or heard.

Public Session closed.

M. Perry question on whether there was a garage built.

C. McCauley noted that there was a garage on an older application but it never got built.

K Menici noted the shed and the roof are indicated on a photograph.

C. McCauley noted that they ended up building a shed in the garage's place.

M. Perry addressed concerns regarding neighbor view restrictions, but stated that the neighbors are not present to object.

T. Morgan felt assured that they have satisfied DES requirements.

T. Kinnon stated he had no additional concerns.

P. Monziona feels this addition will have no adverse impact on abutters and that the criteria have been sufficiently met.

A. Bystrack feels this will improve the property value.

The board chose to deliberate.

1. A plat accepted by the Planner is not applicable.
All agree.

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2. The specific site is an appropriate location.

All agree.

3. Factual evidence is not found that that will reduce the property value.

All agree.

4. There is no valid objection from abutters based on demonstrable fact.

All agree.

5. There is no undue nuisance or hazard.

All agree.

6. Adequate and appropriate facilities.

All agree.

7. There is safe and adequate water and sewage systems.

All agree.

8. The proposed use of structure is consistent with the ordinance and the spirit and intent of the Master Plan.

All agree.

Motion by P. Monzione to approve Case Z06-18. Second by T. Kinnon. No discussion. Vote unanimous.

Other Business:

1. Old Business

a. Set up a time to listen to the Gaynor case. June 27, 2006 at 6:30 p.m. The Town Planner will provide copies of the original variance to those Board members needing this.

2. New Business: no new business.

3. Correspondence:

a. Invitation to Hannaford Sneak Peak and Grand Opening, Friday, June 9, 5-7 p.m. additionally the grand opening is Saturday, June 10, 2006.

b. Invitation to LRPC Annual Meeting

c. Letter from James Merrill regarding NH Electric Coop. Requesting to have the NH Coop application continued to the July regular meeting.

d. Letter from Russ Wilson regarding Cell Towers

e. Information from LGC regarding an upcoming workshop.

4. Approval of Minutes:

February 2, 2006 Motion to approve by M. Perry. Second by T. Kinnon. 1 abstain

March 13, Motion to approve by T. Kinnon, Second M. Perry. Discussion. 1 abstain

May 4, Motion to approve by T. Kinnon, Second T. Morgan – M. Perry Recused. As amended. Vote unanimous.

4. Any other business that comes before the Board.

Cell Tower – joint hearing on June 20, at 6:00 p.m.

Motion by to adjourn. M. Perry. Second by T. Kinnon. Unanimous.

Respectfully submitted,

Carolyn Schaeffner, Recording Secretary