

Zoning Board of Administration
Craig Daniels, Chairman
March 15, 2010

Present: Phil Neily-ZBA Administrator, David Dow-Vice Chairman, Cecelia Aufiero, Terry Finsterbush and Wendy Huntley-Recorder.

Absent: Craig Daniels-Chairman and Bob Cavalieri

Public Attendees: Jim Kelleher and Maurice Vanderpot

Meeting called to order at 7:05pm by David Dow

Approval of Minutes:

Tabled

Public Hearing:

I. Jim Kelleher, representing North Village Lot Owner's Association requesting a Variance as provided for under Article IV, Section 401.1M. The Association would like to install wooden steps to access the common beach areas on Mascoma Lake.

Mr. Kelleher described the access to the common beach on Mascoma Lake as being unsafe during wet conditions. CLD was hired to map out areas and designed a plan for wooden steps to access the shoreline. The Stairway system is designed to have minimal impact to the terrain. 6"x 6" pressure treated piers to be placed into the existing terrain and back filled keeping everything as natural as possible. The installers will follow the Standard erosion techniques. 24 – 25 stairs over an 11-12 ft grade. The stairs will be made of wood composite material with rails on both sides. Site 2 would have an identical system. Each will connect to existing docs. The plan was submitted to the State of New Hampshire Department of Environmental Services and the State has approved the plan (Approval # CA2011-00136).

Vice Chairman Dow read the 5 criteria for passage of this variance.

A. No diminution of value of surrounding properties would be suffered.

The present members voted unanimously that no diminution of value of surrounding properties would be suffered.

B. Granting the permit would be of benefit to the public interest.

The present members voted unanimously that granting the permit would be of benefit to the public interest.

C. Denial of the permit would result in unnecessary hardship to the owner seeking it. The present members voted unanimously that denial of the permit

would result in unnecessary hardship to the owner seeing it.

D. Granting the permit would do substantial justice. The present members voted unanimously that granting the permit would do substantial justice.

E. The use must not be contrary to the spirit of the Ordinance. The present members voted unanimously that the use is not contrary to the spirit of the Ordinance.

Motion to approve this variance as presented and in conformance with the state approved design came forward from Cecelia Aufiero with a second from Terry Finsterbush. Unanimous in favor, motion carried.

Unfinished Business:

None

Citizen's forum

None

Communications and Miscellaneous:

None

Next Meeting:

Tuesday, April 12, 2011– No hearings scheduled at this point.

Adjournment:

David Dow made a motion to adjourn at 7:45 with a second from Cecelia Aufiero and carried.