

Town of Enfield
Zoning Board of Adjustment

Craig Daniels, Chairman

October 08, 2013

7pm

Present: Ed Scovner, Acting Chairman, Celie Aufiero, John Pellerin, and Phil Neily,
Zoning Administrator.

Guests: Mark S. Farrell, Roger Rodewald, Leslie and Rick Barrow.

Ed Scovner introduced himself and the Board members who were present; Ed will be acting chairperson for tonight's meeting in Craig Daniels absence. Acting Chairman Scovner explained that all applicants for tonight's hearings have the option of not being heard tonight as there are only three board members present and all votes would have to be affirmative by all three to carry. Both hearings applicants agreed to continue and be heard this evening.

Approval of the September 10, 2013 meeting minutes was tabled as only two members attending tonight's meeting were in attendance during the September meeting.

Public Hearings:

- I. Independent Property Management, LLC are requesting an extension to a Special Exception granted July 13, 2010. This Special Exception is provided for under Article IV, Section 401.4V of the Enfield Zoning Ordinance. This would allow the continued use of a residential unit on the ground floor. This property is located at 59 Main Street, Unit A, Map31, Lot 34 in the C/B (Commercial Business) District.

Rick Barrow's owner of the property made the presentation to the board, he explained that he has not seen any change in the desire from commercial tenants to rent this property. He wishes to continue the rental of this space as a residential unit to help support the rest of the property.

Celie made a motion to grant the Special Exception adding a two-year time limit as a condition of the approval. John seconded, motion carried with three affirmative votes.

- II. Mark S. Farrell, by his agent, Riverside Ecological Designs, LLC. ; Are requesting a Variance from Article IV, Section 401.1 Subsection M. of the Enfield Zoning Ordinance. They wish to construct structure within the 20-foot side setback requirement and the 50- foot setback from the shoreline.

This property is located at 13 NH Route 4A, Map 18, Lot 25 in the R1 (Residential 1) District.

Roger Rodewald of Riverside Ecological Designs LLC made the presentation for the Farrell's. He explained that all NH Shore lands permitting are in place and the drainage portion as well as the retaining walls works has been completed. It was clarified that the deck on the lakeside of the house was not being requested leaving the deck on the north side only. The area of the deck in the setback will be approximately 150 square feet; none of the area will be closer to the lake than the existing house. Mark Farrell spoke giving a general over view of the property and explaining other work that has been accomplished at the property. Acting Chairman Scovner read each of the required 5 criteria, which the board discussed. All 5 passed unanimously. A motion was made by Celie to accept the Variance as presented, not to include the lakeside deck. John seconded with all three members voting in favor of the variance.

Next Meeting Scheduled for November 12, 2013. No applications have been received at this time.

A motion to adjourn was made by John with a second by Ed. Motion carried.