

Zoning Board of Adjustment

Ed Scovner, Chairman

April 14, 2015

7 p.m.

Present: Ed Scovner, Chairman, Celie Aufiero, Ken May, Phil Neily-Zoning Administrator, and Paula Rowe-Recorder.

Guests: Kurt Gotthardt, Kairos Shen, Daniel Johnson.

Chairman Scovner opened the meeting at 7:10 p.m. this evening to welcome new members. Present was Kurt Gotthardt – alternate.

Approval of Minutes:

Could not go forward with this as those present were not at the past meetings.

Election of Officers:

Celie Aufiero made a motion to elect Mr. Scovner as Chairman, Ken May second this and the motion carried.

Ed Scovner made a motion to elect Celie Aufiero as Vice Chairman, Ken May second this and the motion carried.

Citizens Forum:

Public Hearing

- I. KMA Partners Reality Trust is requesting a Variance from Article IV, Section 401.1-m. of the Town of Enfield Zoning Ordinance. They are requesting to locate new structure within 50 feet of the seasonal high water line of Mascoma Lake. This property is located at 168 Shaker Boulevard, Map 27 Lot 9 in the Residential 1 zoning district.

Mr. Kairos Shen presented this proposal for this property that he owns with two other people. They want to add sleeping area in an existing building; this will not add number of bedrooms beyond that approved by the State of NH septic system. They propose moving the building approximately 15 feet further from the high water level and adding a walkway to allow access to the second level from the exterior. This walkway will be within the 50 foot setback. Mr. Shen and Mr. Johnson, who was helping present for Mr. Shen, expressed their landscaping plans showing due care to the ecology and tree's on this property. Their careful consideration of placing and moving the existing building proves this. The addition of the walkway decking will allow water to flow through and drainage will be in place to accept water from the roof.

Chairman Scovner closed the public hearing at this point.

The 5 criteria for a variance were read and all were accepted by the board as having been met.

Ms. Aufiero made a motion to approve this variance, based on there is no diminution of surrounding property, it is not contrary to public interest, the project enhances the intent of the shoreline protection and that the applicant has shown how this project will improve the property and protection of the lake.

Motion carried unanimously.

New Business:

Board discussion about solar installation as a structure. Mr. Gotthardt read our current definition of a structure.

Next Meeting:

May 12, 2015 – no hearings scheduled at this time.

Adjournment:

Ken May made a motion to adjourn at 8:10 p.m. with a second from Chairman Scovner. Motion carried.