

**Town of Enfield
Zoning Board of Adjustment
March 15, 2016
7 p.m.**

Present: Ed McLaughlin, Mike Diehn, Celie Aufiero, Tim Lenihan, John Pellerin Alt., Kurt Gotthardt, Phil Neily-Zoning Administrator, and Paula Rowe-Recorder.

Guests: Judith Currier, David and Sue Hazelton, Pat Buccellato, Jim Bonner-Videographer.

The meeting was called to order at 7 p.m. by Celie Aufiero.

New Business:

Celie Aufiero made a motion to make Mike Diehn the new Chair. Ed McLaughlin seconds this. Motion passed.

Ed McLaughlin made a motion to make Tim Lenihan vice Chair, Kurt Gotthardt second this. Motion passed.

Tim Lenihan made a motion to make Kurt Gotthardt, Clerk, Celie Aufiero second this. Motion passed.

Chairman Diehn asked Kurt to research the RSA's on the laws of this position, recordings and maintenance.

Chairman Diehn discussed alternates with the board. The Board elected to continue this until the next meeting.

Kurt Gotthard asked that Minutes of the by- laws be made available to the Board.

Approval of Minutes:

Discussion on Board would like more detail in the Minutes.

Tim Lenihan made a motion to except the Minutes. Mike Diehn seconds this. Motion carried.

Public Hearings:

- I. Robert W. Foley Trust, by their agent Innovative Environmental Solutions, LLC (Scott Hazelton), is requesting a Variance from Article IV, Section 401.2, subsection L. of the Town of Enfield Zoning Ordinance. They are requesting to locate a portion of a new home to be constructed within the required setback. This property is located on Rollins Point Road, Map 44 Lot 36 in the Residential 3 (R3) zoning district. This is a continuation from the February 9, 2016 meeting.

The board discussed Rule's on a Request for continuation by the applicant's agent due to illness. John Pellerin made a motion to continue. Mike Diehn seconds this.

Mr. and Mrs. Currier drove over 500 miles for this hearing. They own property next door to Mr. Foley. It was decided they would meet tonight with Phil Neily after the granting of the continuance to review the application and plans that have been submitted so they can make a more informed decision.

Roll call vote to grant this continuance this evening: Celie Aufiero yes, Tim Lenihan no, Kurt Gotthardt abstained, Mike Diehn Ed McLaughlin, John Pellerin

- II. Todd H. Vreeland Trust by their agent Pathways Consulting, LLC, is requesting a Variance from Article IV, Section 401.1, sub-section M. of the Town of Enfield Zoning Ordinance. They are requesting to locate a portion of a new home to be located within the required setback from the seasonal high water line of any river, stream, wetland or lake. This property is located at 35 Meadow Lane, Map 21 Lot 31 in the Residential I (R1) zoning district.

Pat Buccellato of Pathways Consulting, LLC presented for the Vreelands. Site Plan maps were provided to the board. Water drainage from the new building will be captured and filtered using a bioretention area. The original building will stay for minimal impact. If it was to be moved back, it would significantly impact the area. The structure is 38 feet from the stream. There is an existing row of hedge along the line.

Todd Vreeland was present and addressed the Board. He has spoken with the neighbors who agree with how he is planning the house and garage from the property lines. Mr. Vreeland had photographs on his laptop computer to show the board the land and vegetation, and current building on the property.

Vreeland addressed the five criteria with the board.

Chair Diehn advised the board on the criteria voting that will take place for all hearings. He strongly suggested that they take notes so that motions can contain the proper language.

Chair Diehn pointed out that there is a grandfathered piece of construction within this 38 foot setback.

Chair Diehn asked Vice Chair Lenihan read a letter from abutters Roland and Linda Parsons. **Letter included in file.**

Chair Diehn fact finding notes:

1. Small lot is narrow and restricting.
2. The buildable area of the lot is 28 feet wide.
3. The existing structure is well into the current setbacks.
4. The proposed roof drainage and Septic system will be a great improvement.
5. The existing drainage allows for silt into the lake.
6. The landscaping hedge row is a special feature of the lot.
7. Dimensions of the house in relationship to the lot shows doubling of the size of the construction.

Chair Diehn called for discussion with the Board addressing the criteria. Aufiero felt that there was a problem with the land and drainage into the stream. McLaughlin pointed out that this new construction will eliminate some of this.

Ed McLaughlin made a motion to accept this Variance. Tim Lenihan seconds this motion. McLaughlin, Diehn, Lenihan and Gotthardt voted yes. Aufiero voted no.

The Public Hearing Closed at 8:33 p.m.

Communications and Miscellaneous:

Chair Diehn informed the board that he would like to follow Roberts Rules and use only what is needed. He asked for lengthy motions be handwritten and submitted for record. In the back of the ZBA handbook there are some forms. Please have copies done and board members fill this out in preparation for the Chairs call to discussion. The Law Lecture series is useful; you can attend in Concord, watch for the schedule.

Phil handed out an application from Tom Blodgett as alternate for the Zoning Board. He was present and introduced.

Phil handed out the bylaws, updated (corrected RSA's) to the board.

Phil handed out new State RSA handbook to the board.

Next meeting will be April 12, 2016 and subject to change.

Adjournment:

Ed McLaughlin made a motion to Adjourn at 8:45 p.m. with a second from Tim Lenihan. Motion carried.