

Moultonborough Zoning Board of Adjustment
P.O. Box 548
Moultonborough, NH 03254

(603) 476-2347

Minutes

April 1, 2009
Regular Meeting - 7:30 PM
Moultonborough Town Offices

Present: Members: Bob Stephens Jerry Hopkins, Bob Bernstein,
Russell Nolin, Ray Heal
Excused: Alternates: Nicol Roseberry

I. Call to Order

Mr. Stephens called the meeting to order at 7:30 PM, and Mr. Hopkins introduced the members of the board to the public. Mr. Hopkins welcomed Ray Heal as the new elected member of the Board.

II. Pledge of Allegiance

III. Organizational Meeting

As Senior Member, Mr. Hopkins called the organizational meeting to order and called for nominations for Chair and Vice Chair. Mr. Stephens and Mr. Hopkins both indicated that they had an interest to serve as Chairman. The voting for Chairman was done by secret ballot with Mr. Stephens receiving three votes and Mr. Hopkins two votes. Mr. Stephens asked who would be interested as serving as Vice Chair. Mr. Hopkins indicated that he was willing to serve as Vice Chair. The voting for Vice Chair was done by secret ballot with Mr. Hopkins receiving five votes.

Motion: Mr. Hopkins moved to ratify the board's action in voting Robert Stephens as Chairman and Jerry Hopkins as Vice Chairman.
Mr. Nolin Seconded.
Motion Carried – Unanimously.

IV. Approval of Minutes

Motion: Mr. Hopkins moved to reaffirm the Chairman's action as a committee of one on March 17, 2009.
Mr. Nolin Seconded.
Motion Carried - Unanimously

Motion: Mr. Hopkins moved to approve the Zoning Board of Adjustment Minutes of March 4, 2009.
Mr. Nolin Seconded.
Motion Carried - Unanimously.

IV. New Applications

None submitted.

V. Hearings

**1. John R. and Joan M. Putney (119-1) (7 Blueberry Lane)
Special Exception for Expansion of Non-Conforming Primary Structure**

Mr. Stephens noted that this was an application for a special exception for the expansion of a non-conforming primary structure.

Dave Dolan, Agent for the applicant presented the application for special exception. Mr. Dolan stated that he had submitted a corrected application and plan for the project, noting the new proposal will be making the structure less non-conforming. The present intrusion into the lake setback area is 775 square feet and is 26.1 feet from the lake. The proposal is for the building to be completely removed and rebuilt 40.2 feet from the lake for a reduction of 401 square feet of non-conformity. This will be a two story structure. Mr. Dolan stated they have received a CSPA permit from NH DES. Mr. Dolan answered any questions from the board.

Mr. Stephens noted a letter dated April 1, 2009 from abutters Robert & Wendy Roy. Mr. Roy had requested the letter be read into the record. Mr. Stephens stated that it was not the practice of the board to read letters into the record. It was noted that Mr. & Mrs. Roy were in favor of this application.

Motion: Mr. Hopkins moved to dispense reading the Roy letter into the record.
Mr. Heal Seconded.
Motion Carried – Unanimously.

Mr. Stephens asked at this time if there were any further questions from the board or public. There were none.

The Chairman went over the criteria for the granting of a special exception. The voting members were Jerry, Russ, Ray, Bob B. and Bob S.

- a) Affirmative – Unanimously.
- b) Affirmative – Unanimously.
- c) Affirmative – Unanimously.
- d) Affirmative – Unanimously.
- e) Affirmative – Unanimously.
- f) N/A
- g) Affirmative – Unanimously.
- h) Affirmative – Unanimously.
- 4) Affirmative – Unanimously.

Motion: Mr. Hopkins moved to approve a special exception for **John R. and Joan M. Putney (119-1)** for the expansion of a non-conforming primary structure.
Mr. Heal Seconded.
Motion Carried – Unanimously.

VI. Correspondence

1) Mr. Stephens noted a letter dated February 24, 2009 from HydroSource Associates, Inc. Fred Bickford has sent this letter to make the ZBA and PB aware that they have a similar situation that resembles the one that exists at the Balmoral/Suissevale water system, where Lakes Region Water Co., Inc. is developing increased well capacity to come into compliance with NHDES. The current plan is to drill one test well on the property.

2) Mr. Stephens noted the agenda from the NHDES for a Drinking Water Source Protection Workshop to be held on May 1, 2009.

3) Planning Board Minutes of March 11 & 25, 2009

4) Board of Selectmen Minutes of March 5, 12 & 19, 2009.

5) Board of Selectmen Workshop Minutes of March 26, 2009.

VII. Unfinished Business

1) Mr. Hopkins noted the town has approved the position for a planner and there is going to be a seven member committee that will screen applicants. There will be one member from the Zoning Board and six other members. Mr. Hopkins nominated Mr. Stephens to serve on this committee.

Motion: Mr. Hopkins nominated Bob Stephens to serve as the Zoning Board of Adjustment Member for the Screening Committee.

Mr. Nolin Seconded.

Motion Carried – Unanimously.

VIII. Adjournment

Motion: Mr. Bernstein moved to **Adjourn** at 7:52 P.M.

Mr. Hopkins Seconded.

Motion Carried - Unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Land Use Coordinator

These Minutes have not been formally approved by the Moultonborough Zoning Board of Adjustment. Please contact the secretary after the next regularly scheduled meeting of the Moultonborough Zoning Board of Adjustment to be held on the 1st and 3rd Wednesday of each month, to learn if any corrections, additions or deletions were made.