

**Moultonborough Zoning Board of Adjustment
P.O. Box 139
Moultonborough, NH 03254**

Regular Meeting

October 6, 2010

Minutes

Present: Members: Bob Stephens, Jerry Hopkins, Russell Nolin, Ray Heal;
Town Planner, Dan Merhalski
Excused: Members: Kevin M^cCarthy; Alternate: Nicol Roseberry

I. Call to Order

Mr. Stephens called the meeting to order at 7:30 PM and introduced the members of the board to the public.

II. Pledge of Allegiance

III. Approval of Minutes

Motion: Mr. Nolin moved to approve the Zoning Board of Adjustment Minutes of September 15, 2010, seconded by Mr. Stephens, carried unanimously.

IV. Hearings

**1. Camp Tecumseh (212-1)(975 Moultonboro Neck Road)
Special Exception – Article VI,C (3)(d)**

Mr. Stephens stated this was an application for a special exception for Camp Tecumseh and noted that there were only four members present this evening and the applicant is entitled to a full board of five members. If the applicant was willing to proceed with a board of four, then they forfeit their right to request a rehearing on a basis of a board of four. Mr. Stephens noted the applicant may request a continuance to the next available date. Dave Dolan of David M. Dolan Associates, PC representing the applicant, stated for the record that he would proceed with a Board of four.

Mr. Dolan briefly described the property, stating the proposal is to construct an 8,490 s.f. sports building. There will be indoor basketball courts and a wood shop located in the building. All travel between the buildings on site is by foot and there is no parking near the proposed building. The building will be located approximately 600' from Moultonboro Neck Road, 650' from the lake and 1,200' from the nearest abutter. Mr. Dolan presented revised plans which included engineered plans from Mark Moser, P.E. pertaining to the stormwater drainage.

The building will be pre-fab construction, approximately 25' in height. It will be constructed of wood that will be horizontal up to four feet in height and the remainder will be vertical. There will be the possibility that you will be able to see the top 6-8 feet of the building from Moultonboro Neck Road.

Mr. Hopkins questioned if the proposed building was consistent with the other existing buildings located on the property. Dave Wakefield stated that it was designed to resemble a barn, or an older

building which is consistent with the other buildings. A conceptual drawing was presented of the building as viewed from the north, noting the doors shown were red, but that they will be blue in color.

Mr. Dolan noted the roads in the camp are plowed year round for emergency access and maintenance. Mr. Wakefield stated that he had met with the Fire Chief, who was okay with the access to the building and that the building did not require a fire suppressant system.

Mr. Stephens asked if there were any questions from the public, it was noted there were none.

The board went into deliberative session to discuss each of the criteria for the granting of the special exception. The board returned to Public Session, noting there was no further input from the board or audience. It was the decision of the board that the standards for Article D did not apply for this application and that all other criteria for the granting of the special exception were met.

Motion: Mr. Hopkins moved to continue the Public Hearing for **Camp Tecumseh (212-1)** to October 20, 2010, and to direct staff to draft the Notice of Decision approving the request for a Special Exception from Article VI, Sections D & E seconded by Mr. Heal, carried unanimously.

V. Correspondence

1) Mr. Stephens noted a letter dated August 26, 2010, from Robert Zewski. Mr. Zewski was present this evening and expressed his interest in serving as an Alternate to the Zoning Board of Adjustment. After a short discussion the following motion was made.

Motion: Mr. Stephens moved to appoint Robert Zewski as an Alternate Member of the Zoning Board of Adjustment for a term of two (2) years, terminating on March 31, 2012 seconded by Mr. Hopkins, carried unanimously.

2) Mr. Stephens stated the NH OEP Annual Fall Planning & Zoning Conference will be held on Saturday, November 13, 2010 and all were encouraged to attend. Those wishing to attend should contact Mr. Merhalski.

3) Planning Board Draft Minutes of September 22 & 29, 2010 were noted.

4) Board of Selectmen Draft Minutes of September 16 & 30, 2010 were noted.

VI. Unfinished Business

VII. Adjournment

Motion: Mr. Stephens made the motion to adjourn at 8:10 PM, seconded by Mr. Hopkins, carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant