

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

Regular Meeting

July 21, 2010

Minutes

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

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. Mr. Stephens appointed Nicol Roseberry to sit on the board with full voting privileges in place of Jerry Hopkins. Mr. Stephens noted that there were only four members present this evening and that applicants are entitled to a full board of five members. If the applicants were 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.

II. Pledge of Allegiance

III. Approval of Minutes

Mr. Nolin stated that he did not vote in favor of the motion approving the request for a variance for Mark & Sarah Cotrupi as shown in the minutes on page 4, and requested that it be amended to correctly reflect his vote opposing the motion.

Motion: Mr. Nolin moved to approve the Zoning Board of Adjustment Minutes of July 7, 2010 as amended, seconded by Mr. Stephens, carried unanimously.

IV. Hearings

1. Continuation of Public Hearing - Jeffrey R. & Amy H. Glass (196-8)(310 Redding Lane) Variance from Article III, Paragraph B(4)

Mr. Stephens reiterated for the record that there were only four members present this evening and asked the applicant's agent if they wished to proceed with a board of four. Bob Pollock from Pollock Land Planning representing Jeffrey and Amy Glass stated for the record that he would proceed with a Board of four.

Mr. Stephens stated at the last hearing the board had instructed the Planner to draft a Notice of Decision to approve the variance subject to the Board's review and acceptance of an architect/engineer's design of the shower that will meet the plumbing code.

Mr. Pollock provided the board with plans showing the detail how the drain from the shower will be integrated into the existing septic system, noting all proposed plumbing meets the plumbing code as required by the condition of approval. Mr. Pollock answered any questions from the board. It was noted there were none at this time.

The board reviewed the Draft Notice of Decision prepared by the Town Planner, as directed by the board at the hearing on July 7th. There were no changes made to the draft decision or further

discussion regarding the hearing.

Motion: Mr. Heal moved to approve the application of **Jeffrey R. & Amy H. Glass (196-8)** for a variance, as detailed in the Draft Notice of Decision, and authorize the Chairman to sign the Notice of Decision, seconded by Mrs. Roseberry, passed by a vote of four (4) in favor (Stephens, Nolin, Heal, Roseberry), 0 opposed, and 0 abstentions.

2. Continuation of Public Hearing – Mark & Sarah Cotrupi (54-1)(101 Sheridan Road) Variance from Article III, Paragraph I

Mr. Stephens noted a letter from the applicant dated July 13, 2010. In the letter Mr. Cotrupi wrote if there was not a full board of five members present, that he respectfully requested a continuance to August 4th. Mr. Stephens stated for the record that there were only four members present this evening and called for a motion to grant the request for continuance as requested.

Motion: Mr. Stephens moved to continue the Public Hearing for **Mark & Sarah Cotrupi (54-1)** to August 4, 2010, seconded by Mrs. Roseberry, carried unanimously.

V. Correspondence

1) Mr. Stephens noted a letter dated July 14, 2010 from Tony Fallon, Licensed Architect. The letter was in regards to possible changes to regulations of the expansion of Non-Conforming Primary Structures.

2) Discussion of Board Policy regarding Article VII(B)(3) of the Zoning Ordinance, Expansion of Non-Conforming Primary Structures – Mr. Merhalski provided the Board with a draft Notice to the Public regarding their change to its policy regarding Article VII(B)(3) of the Zoning Ordinance, Expansion of Non-Conforming Primary Structures. The Board reviewed the draft and made the following motion:

Motion: Mr. Nolin moved to accept the language as presented regarding their policy regarding Article VII B(3) of the Zoning Ordinance, Expansion of Non-Conforming Primary Structures, seconded by Mr. Heal, carried unanimously.

Tony Fallon arrived as the Board was discussing Article VII (B)(3). Mr. Stephens thanked him for his input and directed him to contact the Planning Board as they would discuss proposed changes to the Zoning Ordinance at a work session.

3) Planning Board Draft Minutes of July 14, 2010 were noted.

4) Board of Selectmen Draft Minutes of July 1, 2010 were noted.

VI. Unfinished Business

VII. Adjournment

Motion: Mr. Stephens made the motion to adjourn at 7:55 PM, seconded by Mrs. Roseberry, carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant