

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

**Regular Meeting**

**November 3, 2010**

**Minutes**

Present: Members: Bob Stephens, Jerry Hopkins, Russell Nolin, Kevin M<sup>c</sup>Carthy;  
Alternate: Robert Zewski; Town Planner, Dan Merhalski  
Excused: Members: Ray Heal; 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. Mr. Stephens appointed Robert Zewski to sit on the board with full voting privileges in place of Ray Heal.

**II. Pledge of Allegiance**

**III. Approval of Minutes**

Mr. Hopkins requested an amendment to the minutes regarding the motion on page 5. Mr. Hopkins stated he did not intend the motion to include relief from both the 25' and 50' provisions of Article III, B (1) as the applicant had only requested relief from the requirement for the 50' from the centerline of the ROW. The board discussed this and was in agreement that the change to the motion would not change their approval.

**Motion:** Mr. Hopkins moved to approve the Zoning Board of Adjustment Minutes of October 20, 2010, as amended, seconded by Mr. Stephens, carried unanimously.

**IV. Hearings**

**1. Continuation of Public Hearing - Charles & Lisa McGee (99-16)(41 Hoshor Lane)  
Variance – Article III (B)(1)**

Mr. Stephens stated this was a continued hearing for a variance for Charles & Lisa McGee. It was noted for the record that there was no one present this evening representing the applicant.

The board reviewed the Draft Notice of Decision prepared by the Town Planner, as directed by the board at the hearing on October 20<sup>th</sup>. It was noted Hoshor was spelt incorrectly. Mr. Hopkins stated as the motion in the minutes was amended, the Notice of Decision must be amended to reflect the change. The last sentence of the first paragraph was amended to read "...located in the Agricultural Residential (AR) Zoning District to be located within the required fifty (50) foot from centerline setback, but must comply with the twenty-five (25) foot setback from the Right of Way. "

Abutter Scott Stone referred to a comment in the October 20<sup>th</sup> minutes made by Mr. McGee. Mr. McGee stated that the location of the garage would be approximately 30' from the centerline of the

ROW. Mr. Stone commented that was only 17.5' from the Lot line and was an issue with him. The Board reviewed the sketch presented with the application, noting the applicant was not seeking relief from the required 25' setback and that the ordinance allows for the garage to be located 25' from the ROW.

There was no further input from the Board or the Public.

**Motion:** Mr. Hopkins moved to approve the application for **Charles & Lisa McGee (99-16)** for a variance, in accordance with the amended Notice of Decision, and to authorize the Chairman or Vice Chairman to sign the Notice of Decision, seconded by Mr. Zewski, passed by a vote of five (5) in favor (Stephens, Hopkins, Nolin, M<sup>c</sup>Carthy, Zewski), 0 opposed, and 0 abstentions.

**V. Correspondence**

- 1) Planning Board Draft Minutes of October 27, 2010 were noted.
- 2) Board of Selectmen Draft Minutes of October 21, 2010 were noted.
- 3) Board of Selectmen Draft Work Session Minutes of October 28, 2010 were noted.

**VI. Unfinished Business**

**VII. Adjournment**

**Motion:** Mr. Stephens made the motion to adjourn at 7:54 PM, seconded by Mr. Nolin, carried unanimously.

Respectfully Submitted,  
Bonnie L. Whitney  
Administrative Assistant