

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

April 16, 2011

Site Visit Minutes
45 Eden Lane

Present: Members: Bob Stephens, Jerry Hopkins, Russell Nolin, Ray Heal
Alternate: Nicol Roseberry, Robert Zewski, Joseph Crowe; Town Planner, Dan Merhalski
Excused: Members: Kevin M^cCarthy
Also Present: Jim Gangi, applicant

I. Call to Order

Mr. Stephens called the Site Visit to order at 8:00 AM. Mr. Merhalski gave a brief outline of protocol for Site Visits, instructing the Board to avoid deliberation amongst themselves and to ask all questions of the applicant so that everyone could hear. He also instructed the Board to refrain from making any determinations until the Public Hearing is re-opened at the regular meeting on the 20th.

Mr. Gangi took the Board members on a brief tour of the site, indicating the location of the new septic system, the brook adjacent to the house on the lot, and the location of the addition. He also described the process that he had gone through with his contractor and the reason that the addition was decided to be on the ground floor as opposed to going upward on the house. He indicated that the water level on the site causes frequent flooding to the basement of the house and that the structure would not be sound to build upward, as had been suggested by the contractor. For this reason, he chose to build outward on the ground floor, but the contractor hadn't revised the Building Permit for the site, resulting in the current structural addition requiring a Variance from the front setback.

II. Adjournment

Motion: Mr. Stephens made the motion to adjourn the Site Visit at 8:19 AM, seconded by Mr. Hopkins, carried unanimously.

Respectfully Submitted,
Daniel J. Merhalski
Town Planner