

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

Regular Meeting

May 4, 2011

Minutes

Present: Members: Bob Stephens, Jerry Hopkins, Russell Nolin, Ray Heal, Nicol Roseberry
Alternate: Robert Zewski; Town Planner: Dan Merhalski
Excused: Alternate: Joseph Crowe

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 On-site Minutes of April 16, 2011, seconded by Mr. Stephens, carried unanimously.

Motion: Mr. Stephens moved to approve the Zoning Board of Adjustment Minutes of April 20, 2011, seconded by Mr. Hopkins, carried unanimously.

IV. Hearings

1. Continuation of Public Hearing - James and Jody Gangi (99-61)(45 Eden Lane)
Variance from Article III, Paragraph B(1)

Mr. Stephens stated this was a continued hearing for a variance. Mr. Gangi was present this evening for the hearing.

The board reviewed the Draft Notice of Decision prepared by the Town Planner, as directed by the Board at the hearing on April 20th. There were no changes made to the draft decision or further discussion regarding the hearing.

Motion: Mr. Hopkins moved to approve the application for **James and Jody Gangi (99-61)** for a variance, as detailed in the Draft Notice of Decision, and to authorize the Chairman to sign the Notice of Decision, seconded by Mr. Stephens, passed by a vote of five (5) in favor (Stephens, Hopkins, Nolin, Heal, Roseberry), 0 opposed and 0 abstentions.

2. John & Susan Temple (194-8)(224 Krainewood Drive)
Variance from Article III, Paragraph B(4)

Ms. Roseberry recused herself from the board at this time. Mr. Stephens appointed Mr. Zewski to sit on the board with full voting privileges.

Mr. Stephens stated this was a continued hearing for a variance. 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 April 20th. There were no changes made to the draft decision or further discussion regarding the hearing.

Motion: Mr. Hopkins moved to approve the application for **John & Susan Temple (194-8)** for a variance, as detailed in the Draft Notice of Decision, and to authorize the Chairman to sign the Notice of Decision, seconded by Mr. Heal, passed by a vote of five (5) in favor (Stephens, Hopkins, Nolin, Heal, Zewski), 0 opposed and 0 abstentions.

VI. Correspondence

- 1) Planning Board Draft Minutes of April 27, 2011 were noted.
- 2) Board of Selectmen Draft Minutes of April 21, 2011 were noted.

VII. Unfinished Business

Review of Policies and By-Laws

Board members were provided with a copy of the Policies approved in 2010. The Board reviewed the policies, making minor changes to Paragraphs III, IV, V and XI. They reviewed pages six (6) through sixteen (16) deleting the majority of those pages as they are no longer applicable due to changes in the Zoning Ordinance or have been incorporated into the existing language.

Mr. Merhalski will make the changes as discussed this evening and provide the board with a final copy to be voted on and signed at their next meeting.

Mr. Stephens reminded members of the scheduled on-site visit for Saturday, May 14th at 8am for 34 34 Sable Run Lane Nom. Trust (237-12) located on 50 Braun Bay Road.

VII. Adjournment

Motion: Mr. Stephens made the motion to adjourn at 8:00 PM, seconded by Mr. Nolin, carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant