

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

May 21, 2011

**Site Visit Minutes
166-23
62 Driftwood Drive**

Present: Members: Bob Stephens, Jerry Hopkins, Russell Nolin
Alternate: Joseph Crowe
Excused: Members: Ray Heal, Nicol Roseberry
Alternate: Robert Zewski; Town Planner, Dan Merhalski
Also Present: Richard Burbank, applicant; Robert Pollock, Jr., Agent

I. Call to Order

Mr. Stephens called the Site Visit to order at 8:00 AM, noting the purpose of the site visit was to gather factual information and no decisions or deliberations would be considered.

Mr. Burbank took the Board members on a brief tour of the site, indicating that he had strung the Lot line and staked out the proposed addition as requested by the Board. Mr. Burbank indicated that there was an error in the plan that he had presented at the hearing, noting the actual building was thirty-six (36) feet in length, not forty (40) feet as indicated on the plan. Based on the line Mr. Burbank had strung and his measurement, he indicated that he was only +/- inches from the setback line for the proposed addition.

Observations from the board included that the line strung by Mr. Burbank was not a straight line and such raised the question if that truly was the Lot line. Mr. Stephens suggested options available to the applicant were to proceed with the information as submitted, or to have the actual Lot line surveyed and size the addition within the conforming area. The applicant is to advise the Board as to which option he is going to proceed with.

II. Adjournment

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

Respectfully Submitted,
Robert H. Stephens
Chairman