

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

January 11, 2012

Site Visit Minutes
Rock Pile Real Estate, LLC (44-13)
84 Governor Wentworth Highway

Present: Members: Bob Stephens, Jerry Hopkins, Russell Nolin, Nicol Roseberry, Joseph Crowe
Town Planner, Bruce Woodruff, Administrative Assistant, Bonnie Whitney
Also Present: Kim and Michael Prause, applicants, Ed Charest, Natt King, Tom Howard, Bob Wallace,
Nancy Wright, Cristina Ashjian

I. Call to Order

Mr. Stephens called the Site Visit to order at 3:00 PM. Mr. Stephens 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 18th.

Ms. Prause took the Board members on a brief inspection of the site, noting the locations of the Lot lines, setbacks, Right-of-way, and proposed parking spaces. The members asked questions relative to the parking maneuverability from the parking spaces, travel lane and the area of the proposed berm, which requires approval from the State of NH DOT.

Mr. Woodruff questioned the total number of seats and whether the applicants were planning on having deck and/or outdoor seating, noting that if so, all seats had to be counted in totality in order to assess parking needs and trip generation.

Those present viewed the interior of the building, in which Ms. Prause stated the area for proposed seating was a small area.

II. Adjournment

Motion: Mr. Stephens adjourned the Site Visit at 3:20 PM.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant