

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

Regular Meeting

June 5, 2013

Minutes

Present: Members: Bob Stephens, Russ Nolin, Robert Zewski, Joseph Crowe, Ken Bickford
 Alternate: Natt King
Excused: Alternate: Jerry Hopkins
Staff Present: Administrative Assistant, Bonnie Whitney

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. Zewski moved to approve the Zoning Board of Adjustment Minutes of May 15, 2013, as written, seconded by Mr. Crowe, carried unanimously.

Motion: Mr. Crowe moved to approve the Zoning Board of Adjustment On-site Minutes of May 18, 2013, seconded by Mr. Bickford.

Mr. King noted that he had also taken measurements and that his name should be included.

Motion: Mr. Nolin moved to approve the Zoning Board of Adjustment On-site Minutes of May 18, 2013, as amended, seconded by Mr. Bickford, carried unanimously.

IV. Hearings

1. Continuation of Public Hearing - Richard Madison (99-196)(15 Myrtle Drive)
 Equitable Waiver of Dimensional Requirements

Mr. Stephens noted the board was in receipt of an e-mail dated June 4, 2013, from Attorney Doug Hill. Mr. Hill stated in his e-mail "In light of the fact we now have at least 4 different versions of the dimensions of the subject lot and the abutting properties, we respectfully request continuance without prejudice to August 7, 2013 so that we will have time to retain a Licensed Land Surveyor."

Board members thought that this was a reasonable request from the applicant, and that the information obtained would be useful in their deliberations. Mr. Nolin requested that topography, grade elevation of the building and the height of the building be included with the survey. Mr. Stephens noted that this should not be a condition, but a request made through the Planner to the applicant or their agent, that this information has been requested.

Motion: Mr. Stephens requested that topography, grade elevation of the building and the height of the building is included with the survey. Seconded by Mr. Crowe,

carried unanimously.

Motion: Mr. Bickford moved to table the application of Richard Madison (99-196) and to continue the public hearing until August 7, 2013, seconded by Mr. Crowe, carried unanimously.

2. Bear's Nest Trail, LLC (64-5)(Bears Nest Trail)
Variance to Article III.B.3 and XIV.5.C

Mr. Stephens stated that this was an application for a Variance to Article III.B.3 and XIV.5.C to allow the existing recreational Lookout Tower to remain in place on the Property. He noted the board was in receipt of an e-mail dated May 28, 2013, from Attorney Chris Boldt. Mr. Boldt stated in his e-mail "In light of the outstanding engineering questions and the schedules of the personnel involved, please be advised that we are in the process of obtaining a further engineering report with drawings to address the footings and post issues raised by Mr. Cahoon." They have requested to be placed on the ZBA's agenda for June 19th.

The Board reviewed this request. Mr. Stephens requested the board conduct an on-site visit of the site and suggested that it be scheduled prior to the June 19th meeting request. Members discussed possible dates with a decision to schedule the on-site visit for Saturday, June 15, 2013 at 8:00 a.m.

Motion: Mr. Stephens moved that the board conduct an on-site visit for Bear's Nest Trail, LLC (64-5) on Saturday, June 15, 2013 at 8:00 a.m., seconded by Mr. Nolin, carried unanimously.

Motion: Mr. Crowe moved to table the application for Bear's Nest Trail, LLC (64-5) and to continue the public hearing until June 19, 2013, seconded by Mr. Zewski, carried unanimously.

3. NH Route 25 Storage Realty Trust (141-8)(61 Whittier Highway)
Variance to Article VI.F.(6)g

Mr. Stephens and Mr. Bickford stepped down from the board for this hearing. Mr. Nolin chaired this hearing and appointed Mr. King to sit on the board with full voting privileges.

Mr. Nolin noted a letter dated June 5, 2013, from David M. Dolan, of David M. Dolan Associates, P.C. requesting a continuance to June 19, 2013, as it was his understanding that there would not be a full five member voting board to act on the application.

Motion: Mr. Crowe moved to table the application of NH Route 25 Storage Realty Trust (141-8) and to continue the public hearing until June 19, 2013, seconded by Mr. King, carried unanimously.

Mr. Stephens and Mr. Bickford returned to the board at this time with full voting privileges.

V. Correspondence

VI. Unfinished Business

VII. Adjournment

Motion: Mr. Nolin made the motion to adjourn at 7:45 PM, seconded by Mr. Bickford, carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant