

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

Regular Meeting

October 2, 2013

Minutes

Present: Members: Bob Stephens, Russ Nolin, Joseph Crowe, Robert Zewski, Ken Bickford
Excused: Alternates: Jerry Hopkins, Natt King
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. Nolin moved to approve the Zoning Board of Adjustment Minutes of September 4, 2013, as written, seconded by Mr. Bickford, carried unanimously.

IV. Hearings

1. Brian Lynah (130-57)(40 Gansy Lane)
 Variance to Article III.B.3 & B.4

Mr. Stephens stated that this was an application for a variance to allow for a shed to be placed 10 feet from the property sideline and 20 feet from the shoreline.

Brian Lynah was present to present the application for variance. Mr. Lynah briefly described his lot, noting the uniqueness of the lot as it is the point of land and surrounded by the lake. Mr. Lynah stated that he has received a Shoreland Permit by Notification (PBN) from the State of New Hampshire DES.

Mr. Bickford stated that he had gone to the property and questioned what the blue hose was along the driveway. Mr. Lynah stated that was a water line from Suissevale that goes to both of his neighbors, but does not go to his house. He draws water from the lake.

Mr. Stephens referred to the PBN, noting the description was for a shed/garage no more than 288 square feet in size. Members discussed this briefly questioning the size of the proposed shed. Mr. Lynah commented that he had not determined the size of the shed, only that he was limited by the PBN. He drew a sketch for members that showed the location of his house, driveway and the proposed location for the shed. The largest shed that could be placed on the site, in accordance with the PBN would be 12'x24'. Mr. Lynah provided a handout which showed his property and the proposed location for the shed.

Mr. Stephens opened the hearing for public input. There was none noted.

Mr. Stephens asked if there were any additional questions from the board at this time, it was noted there were none. The board went into deliberative session to discuss each of the criteria for granting the variance at 7:43 PM.

Mr. Nolin questioned if anyone else felt it was necessary for the board to have a site visit. He thought that one would be helpful. After a brief discussion Mr. Stephens suggested the board come out of deliberative session. They came out at 7:45 PM.

Motion: Mr. Nolin moved that the board conduct an on-site visit for Brian Lynah (130-57) on Saturday, October 5, 2013 at 8:00 a.m., seconded by Mr. Zewski, carried unanimously.

Motion: Mr. Nolin moved to table the application for Brian Lynah (130-57) and to continue the public hearing until October 16, 2013, seconded by Mr. Bickford, carried unanimously.

V. Correspondence

VI. Unfinished Business

Mr. Bickford commented that he had recently attended one of the training sessions that were put on by the New Hampshire Municipal Association. He stated that the Lecture was on Conflicts of Interest and Ethical Considerations for Land Use Boards. He said that it was a very informative session with 20-25 people in attendance, and based on the recent events that have taken place in Moultonborough it was very apropos. Members asked if he had received any materials from the session. He stated yes, that there were 37+ pages of material and that it is available electronically. The material will be forwarded to the Office of Development Services for distribution to members.

VII. Adjournment

Motion: Mr. Stephens made the motion to adjourn at 7:50 PM, seconded by Mr. Zewski, carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant