

DRAFT MINUTES

NEW DURHAM ZONING BOARD OF ADJUSTMENT

NOVEMBER 10, 2010

Chair Larry Prelli called the meeting to order at 7:06 PM.

Roll Call: Larry Prelli (Chair), Bill McGrew (Vice-Chair), Mike Hoffman, Wendy Anderson

Others Present: David Allen (staff), Tom Mottl, Ann Mottl, Mary McHale (videographer)

Mottl: Chair Prelli noted that there were four members of the Zoning Board present. He advised Mr. Mottl that he needed three positive votes to get approval of his request, and told him that he was entitled to wait until the Board could arrange a meeting with five members in attendance. Mr. Mottl said he preferred to proceed with the case with the board members available tonight.

Mr. Prelli asked Mr. Mottl if he perceived any board members as potentially having a conflict of interest, which could prejudice his application. He said he did not.

Mr. Prelli invited Mr. Mottl to present his request to the Board. Mr. Mottl described the plan to significantly reduce the amount of impervious cover on the lot, to add about 45 square feet (5' x 9') to the master bedroom, and to rearrange and extend the outside decks.

Approximately half of the bedroom addition will be less than the 50' from the shoreline that is required by Article XV.2.b of the New Durham Zoning Ordinance. (The general rule in the ordinance requires a 75' setback, but allows for a 50-foot setback on non-conforming lots, which this is.) This is the only location on the lot where the addition can be placed because of its purpose (expansion of master bedroom) and because the septic location prevents expansion of the bedroom in the alternate direction.

Board members asked questions to fully understand the proposal. The extension of the outside decks is allowed by state and town rules. Board members complimented the Mottls on their significant effort to reduce impervious cover. The plan includes

removing an asphalt driveway and replacing it with pervious paving blocks, which will reduce impervious cover by more than one-third.

Larry Prelli moved to approve a variance to Article XV.F.2.b for Tom and Ann Mottl, 370 South Shore Road (Map 114-020) to allow the addition of less than 45 square feet to the master bedroom within the 50' shorefront setback in accordance with the submitted plan.

Bill McGrew seconded. Board members made additional positive comments about the proposal and voted unanimously (4-0) with no abstentions to approve the variance.

Minutes of October 13: Bill McGrew noted that the ordinance reference for the Town of New Durham bulletin board plan should be Article XIV.E.1.

Mr. McGrew moved to accept the minutes of October 13 as amended. Mike Hoffman seconded. Larry Prelli abstained, as he was not present at the meeting. Approved unanimously (3-0) with no abstentions.

Board members congratulated Chair Larry Prelli on his absence from the last meeting given that the absence was so that he could receive an award for excellence in teaching at the University of New Hampshire.

The meeting was adjourned at 7:52 PM.

Respectfully submitted,

David Allen
Land Use Administrative Assistant