1   **TOWN OF SUNAPEE**

2   **ZONING BOARD**

3   **FEBRUARY 11, 2016**

4   **PRESENT:** Edward Frothingham, Chair; William Larrow; Clayton Platt;

5   **ABSENT:** Daniel Schneider, Vice-chair; Aaron Simpson; George Neuwirt, Alternate; Roger Landry, Zoning
6   Administrator

7   **ALSO PRESENT**: See Sign-in Sheet

8   Chairman Frothingham called the meeting to order at 7:00 pm.

9   **CASE #16-02: PARCEL ID: 0120-0025-0000: SEEKING A VARIANCE OF ARTICLE III, SECTION 3.40-C**
10 **REDUCING LAKE FRONT SETBACK FROM 50 FT TO 2.9 FT ALLOWING CONSTRUCTION OF A SCREEN**
11 **HOUSE IN PLACE OF AN EXISTING BOAT HOUSE. 15 NILSEN LANE, DONALD & GABRIELLE MCCREE.**

12 **CASE #16-03: PARCEL ID: 0120-0025-0000: SEEKING A VARIANCE OF ARTICLE III, SECTION 3.10**
13 **REDUCING SIDE SETBACK FROM 15 FT TO 12.1 FT ALLOWING CONSTRUCTION OF A SCREEN HOUSE IN**
14 **PLACE OF AN EXISTING BOAT HOSE. 15 NILSEN LANE, DONALD & GABRIELLE MCCREE.**

15 Charlie Hirshberg, of CLD Engineers was in attendance to present the cases on behalf of the applicants.

16 Chairman Frothingham said that as there are only three Board members present, Mr. Hirshberg must
17 decide if he wants to proceed with the cases as they will need all three Board members to approve the
18 proposal. Mr. Hirshberg said that he is leaning towards proceeding with presenting the case as there is
19 another step that must be completed, being the Shoreland Permit. The owners would like approval
20 from the Zoning Board before moving forward. Mr. Larrow said that typically one of the requirements is
21 having a Shoreland Permit. Mr. Hirshberg explained that this year the State passed a new law that says
22 that Towns cannot hold up a Zoning determination because of a State permit. Mr. Platt said that he
23 thinks the Board should make any approval conditional on obtaining a Shoreland Permit. Mr. Hirshberg
24 said that most towns are doing it that way now.

25 Mr. Hirshberg said that this is an unusual situation as he has met with DES and is proceeding along a
26 certain direction based on what they requested. Chairman Frothingham said that it seems to him that
27 they can get to a certain point in the discussion where they can determine if they would like to continue
28 the hearing.

29 Mr. Platt asked Mr. Hirshberg if Mr. Landry had contacted him about this case. Mr. Hirshberg said that
30 he met with Mr. Landry when he submitted the application but has not heard from him about it.
31 Chairman Frothingham said that he has some information from Mr. Landry that he can explain once they
32 get into the discussion. Mr. Hirshberg said that he thought it would be good to get into a discussion to
33 see what the issues would be. Mr. Larrow asked and Chairman Frothingham said that if there is a good
34 reason to they could continue the hearing without voting after some discussion. Mr. Hirshberg said that

35 he will not be in Town for the meeting in March. The Board discussed which members may be in

36 attendance in March. There was further discussion regarding if Mr. Hirshberg should present the case.

37 Mr. Platt said that he sent Mr. Landry an email after picking up his packet as he is having a hard time

38 understanding the relationship between the proposed building and the existing building. He had

39 suggested that Mr. Landry contact Mr. Hirshberg regarding if he could put something on the plans

40 showing that.

41 Mr. Hirshberg determined that he would not present the cases at this meeting.

42 Mr. Platt made a motion to continue Case 16-02 and Case 16-03 until the next Zoning Board meeting in

43 March. Mr. Larrow seconded the motion. The motion passed unanimously.

44 **MINUTES**

45 Changes to the minutes from the January 14, 2016 Zoning Board Meeting: The minutes were continued

46 until the next meeting.

47 Mr. Platt made a motion to adjourn the meeting at 7:30 pm. Mr. Larrow seconded the motion. The

48 motion passed unanimously.

49 Respectfully submitted,

50 Melissa Pollari

51

52 _____   _____

53 Edward Frothingham   Aaron Simpson

54 _____   _____

55 Clayton Platt   Daniel Schneider

56 _____   _____

57 William Larrow   George Neuwirt, Alternate