

1 **TOWN OF SUNAPEE**

2 **ZONING BOARD**

3 **FEBRUARY 9, 2012**

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5 **PRESENT:** Alex Kish, Chairman; William Larrow, Charles Balyeat, Edward Frothingham, Richard Katz,  
6 Aaron Simpson, Alternate, Roger Landry, Zoning Administrator

7 **ALSO PRESENT:** Donna Gazelle, Harry Gazelle, Barbara Sullivan, Betsy Katz, Tony Bergeron, Becky  
8 Rylander, Jo Hill

9 Chairman Kish called the meeting to order at 7:00PM.

10 The meeting minutes of December 8, 2011 were reviewed and no changes were made. Richard Katz  
11 made a motion to approve the minutes. Motion seconded by William Larrow. Motion passed  
12 unanimously.

13 Roger Landry reported on the last two Planning Board meetings and the decisions that were made  
14 during those meetings.

15 **CASE 12-01, MAP 133 LOT 88, SEEKING A VARIANCE OF ARTICLE III SECTION 3.10 TO REDUCE ROAD**  
16 **FRONT SETBACK FROM 40' TO 22' TO ALLOW CONSTRUCTION OF A BRIDGE ABUTMENT ON RIVER**  
17 **ROAD – TOWN OF SUNAPEE**

18 Tony Bergeron presented the case for the Town of Sunapee.

19 All the green cards were received from the certified mailing to abutters. There were no complaints or  
20 concerns from abutters.

21 Harry Gazelle, Donna Gazelle and Barbara Sullivan all spoke individually supporting the project.

22 Chairman Kish stated that since Case #12-02 was requesting a variance to reduce the waterfront setback  
23 from 50' to 6' for the same project with the same abutters that the Board should hear justifications on  
24 both variances at the same time.

25 Becky Rylander and Jo Hill both spoke in favor of the bridge project.

26 Chairman Kish closed the hearing to public comment and heard concerns from the Board members.  
27 Edward Frothingham and Charles Balyeat had concerns over liability the town might incur from the  
28 public jumping off the bridge. William Larrow's concerns were regarding people exiting the bridge onto  
29 River Rd.

30 Mr. Bergeron addressed both issues stating that the Bridge Committee would resolve the diving  
31 accessibility of the bridge and said he would push for a sidewalk from the bridge exit to keep people off  
32 River Rd.

33 Richard Katz made a motion to approve the variance for Case #12-01 subject to DES Approval. The  
34 motion was seconded by Charles Balyeat. The motion passed unanimously.

35 **CASE 12-02, MAP 133 LOT 88 & MAP 133 LOT 90, SEEKING A VARIANCE OF ARTICLE III SECTION 3.40**  
36 **TO REDUCE WATER BODY SETBACK FROM 50' TO 6' TO ALLOW CONSTRUCTION OF (2) BRIDGE**  
37 **ABUTTMENTS SUGAR RIVER BEHIND OLD TOWN HALL – TOWN OF SUNAPEE**

38 Chairman Kish read Case #12-02 and requested comments from the Board. No Board members had  
39 comments on the case.

40 Richard Katz made a motion to approve the variance for Case #12-02 subject to DES approval. The  
41 motion was seconded by Edward Frothingham. The motion passed unanimously.

42 Richard Katz asked to be excuse from the last case as he was leaving to go out of State. Chairman Kish  
43 asked Aaron Simpson to replace Mr. Katz on the last case as the Alternate.

44 **CASE 12-03, MAP 128 LOT 60, SEEKING APPROVAL OF A (1) YEAR EXTENSION ON (2) SPECIAL**  
45 **EXCEPTIONS GRANTED ON APRIL 14, 2011: CASES #11-02 AND #11-03 – STEPHEN PRICE**

46 The Board discussed the previous cases briefly. The special exceptions that were granted previously  
47 were for roof expansions on Mr. Price's house that did not involve any footprint change. Aaron Simpson  
48 asked if any changes were made since last year that would prevent the extension. Roger Landry assured  
49 the Board that there were no changes preventing the extension. Mr. Simpson asked the basis for the  
50 hearing. The request for the hearing was defined in Article X Section 10.16-E which allows a twelve  
51 month extension for Variances or Special Exceptions with Zoning Board approval.

52 A motion to approve Case #12-03 was made by Aaron Simpson. The motion was seconded by William  
53 Larrow. Motion passed unanimously.

54 William Larrow made a motion to adjourn the meeting. The motion was seconded by Charles Balyeat.  
55 The motion passed unanimously.

56 The meeting was adjourned at 8:05 PM.

57 Respectfully submitted,

58 Melissa Pollari

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65 Alex Kish, Chairman

Charles Balyeat

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68 William Larrow

Dick Katz

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71 Edward Frothingham

Aaron Simpson, Alternate