

1 **TOWN OF SUNAPEE**

2 **ZONING BOARD**

3 **SEPTEMBER 13, 2012**

4 **PRESENT:** Edward Frothingham, Chair, Dick Katz, Aaron Simpson, Clayton Platt, Roger Landry, Zoning  
5 Administrator

6 **ALSO PRESENT:** See Attached Sign-In Sheet

7 Chairman Frothingham called the meeting to order at 7:05 PM

8 Changes to the minutes from the July 12, 2012 meeting:

9 Dick Katz made a motion to accept the minutes. Clayton Platt seconded the motion. The motion  
10 passed, 3 in favor, 1 abstained (Aaron Simpson).

11 Changes to the minutes from the August 9, 2012 meeting:

12 Dick Katz made a motion to accept minutes as submitted. Clayton Platt seconded the motion. The  
13 motion passed, 3 in favor, 1 abstained (Aaron Simpson).

14 **ZONING ADMINISTRATOR**

15 Roger Landry explained that the Planning Board has not met since the last Zoning Board meeting.

16 **REVIEW AND DISCUSS ANY RECOMMENDED CHANGES TO THE ZONING BOARD OF ADJUSTMENT**  
17 **RULES OF PROCEDURES**

18 Aaron Simpson explained that he has read four different sets of Procedures and Sunapee's are probably  
19 the most detailed and in some respects he feels that they are over-detailed. Mr. Simpson suggested  
20 separating the Rules and Procedures for the Meetings from the Rules and Procedures for the  
21 Applications. Mr. Simpson said he would like to discuss the different sets of Rules and Procedures that  
22 he read as he has suggestions and would like to hear the Board's comments.

23 Mr. Simpson suggested making some changes to the Rules and Procedures to relate better to current  
24 laws. The Board also asked Mr. Simpson to clean up the Rules and Procedures and to streamline them  
25 by changing some verbiage. Mr. Simpson has agreed to do a rough draft of the changes and will present  
26 it to the Board after his draft is complete.

27 **REVIEW AND DISCUSS ANY SUGGESTED CHANGES TO THE ZONING REGULATIONS FOR 2013**

28 Mr. Simpson suggested eliminating Use Variances and moving to using Area Variances which would  
29 make them Special Exceptions.

30 Mr. Simpson brought up the fact that the Zoning Regulations do not mention Equitable Waivers. This  
31 followed with a discussion regarding Sunapee being a self-regulated Town.

32 There was a discussion regarding Mr. Landry’s suggestion regarding changing some of the Harbor Village  
33 Residential Zone back to Village Commercial.

34 Chairman Frothingham spoke about rain gardens and Mr. Landry suggested writing a definition for rain  
35 gardens and maintenance and include it in the Zoning Regulations.

36 Mr. Landry suggested changing, Section (i) under Article 3.40 Additional Requirements to: The maximum  
37 height of a windowsill, **for windows not exceeding 8 feet in height**, or roof eaves shall be no more than  
38 30 feet above the grade directly below it. Mr. Landry also suggested changing the language regarding  
39 the finish grade number.

40 Mr. Landry suggested changing Section (b) number (5) under Article 3.50, Special Exceptions to: the  
41 portion of the proposed structure **approved for any encroachment into setbacks for any Zoning**  
42 **District, shall not exceed 25’ in height measured from the finished grade at the start of the point of**  
43 **encroachment.**

44 Mr. Landry said that another suggestion he has is changing the maximum fence height from 5 feet to 6  
45 feet.

46 Mr. Landry explained to the Board that he would complete his recommended changes and have them  
47 emailed to the Board for review. He would like to have the drafts ready for the Planning Board October  
48 4<sup>th</sup> meeting.

49 The meeting was adjourned at 9:10 PM

50 Respectfully submitted,

51 Melissa Pollari

52

53

54 Edward Frothingham

Aaron Simpson

55

56 Dick Katz

Clayton Platt

57

58 Daniel Schneider

Bill Larrow