

Wolfeboro Zoning Board of Adjustment

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Regular Meeting Minutes

3/26, 2012 3:50 M
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March 19, 2012

WOLFEBORO, N.H. TOWN CLERK

Members Present: Alan Harding, Chairman, Steve McGuire, Clerk, Kathy Barnard, Member, David Booth, Member

Members Absent: Suzanne Ryan, Vice Chairman, Mike Hodder, Alternate, David Senecal, Alternate,

Staff Present: Rob Houseman, Director of Planning & Zoning,

Alan Harding called this meeting to order at 7:00 PM in the Wolfeboro Public Library Meeting Room. A quorum was present. The Board was introduced and the conduct of public hearing was reviewed.

TM# 143-12

Case # 01-V-12

Applicant: Nancy M. & Christopher M. Runnals

Variance

Agent: Frank P. Yerkes, LLS

The Applicant was informed the Board has only four members seated and they have a right to continue the public hearing. The applicant opted to proceed with the hearing.

Variance from Article XII, Section 175-83 (a) of the Wolfeboro Planning & Zoning Ordinance to allow for the drilling of an artesian well on site instead of extending the town water main to the property. The property is located at 3 Autumn Lane.

Steve McGuire read the public notice and noted a site visit was held at approximately 4:00 pm prior to the meeting.

Frank Yerkes reviewed the application, five criteria required for the variance and spoke to the Public Works recommendation; reading the memo from David Ford which is included in the application.

Kathy Barnard asked if there will be any future subdivision.

Frank Yerkes noted limited development is apposed.

Public Comments:

Steve Thievon, 218 Waumbec Road, questioned impact on his well?

Steve McGuire explained a shallow well is surface water and a drilled well is ground water.

Chris Runnals explained there are two wells drilled pumping over 60 gallons per minute.

Alan Harding closed the hearing.

Steve McGuire questioned the zoning district shape.

Rob Houseman provided an overview of the zoning history.

David Booth found that the applicant and testimony, including David Fords letter, to fully comply with the criteria. He reviewed the each of the 5 criteria, as presented in the application

Kathy Barnard noted that there is no public benefit to extending the water line.

Alan Harding and Steve McGuire concurred with Booths analysis.

David Booth moved that with all five of the variance criteria having been met, the board grant the Variance for Case # 01-V-12 with the conditions noted in the planner review. All members voted in favor of the motion. The motion passed.

David Booth discussed the need for alternates and recommends news coverage.

Alan Harding and Rob Houseman will write a letter to the editor of the newspaper regarding the need for alternates.

Alan Harding informed the board of the Doughety case June 5.

David Booth motioned to adjourn at 7.33 pm. Steve McGuire seconded. All members voted in favor and the motion passed.

Respectfully Submitted,



Robin Kingston
Admin. Assistant