

Zoning Board of Adjustment
July 26, 2016

Members Present: Scott Lees-Chairman, Craig Niiler-Vice Chairman, John Krebs, Karl Ogren, Jake Stephan, and John Quigley (alternate)

Members Absent:

Others Present: Janice Zecher-Recording Secretary, Robert Wentworth, Nancy Cristoferi,

Meeting called to order at 7:00pm.

Scott introduced the board members to the public, and explained the rules and procedures.

The minutes from June, 2016 were reviewed.

Change (page 1) from "suggested they accept the plan" to "suggested they accept the **incomplete** plan".

Motion was made by Scott and seconded by Karl to accept the June Minutes as amended. All were in favor.

Case #38-8-16-b Nancy Cristoferi ó Applicant seeks a Variance under Article 3, Table 304.2 to remove existing summer camp and replace with new log home adding 7feet to the setback on the right side of the property at 15 Birchwood Shores Road, Tax Map #38, Lot #8.

Case #38-8-16-b Nancy Cristoferi ó Applicant seeks a Variance under Article 3, Table 310.1.5 regarding the 10% rule at 15 Birchwood Shores Road, Tax Map #38, Lot #8.

Case #38-8-16-b Nancy Cristoferi ó Applicant seeks a Special Exception under Article 3, Section 304.6.4.1 for Erosion Control at 15 Birchwood Shores Road, Tax Map #38, Lot #8.

Although there were conditional approvals given for Ms. Cristoferi's original application. The conditions have not been met and the details of her application have changed. Therefore, a new application with new plans needed to be submitted. The plans that were submitted with the new application are 8 ½ x 11 and unreadable with hand drawn changes. John Krebs requested that a full size plan be submitted with this new application. Nancy asked if she could white out and re-draw on James's plans. The board denied this request. After Nancy asked about drawing the plans herself, John told her the full size plan submitted must be to an acceptable scale and be complete as would be drawn by a licensed surveyor.

After reviewing the total coverage on the lot with the new footprint. Nancy explained that the percentage is closer to 17 instead of 10. It was noted that the deck will need to be removed from the application.

The board voted unanimously to decline the application for Ms. Cristoferi as the building is too big for the lot. John Krebs asked Nancy if she could merge her lot #8 with the abutting lot #7-3 which Ms. Cristoferi also owns. This would add an additional 0.5 acres. Nancy said she could but there is a house at lot that will need to be removed and a wetland between the two lots. Ms. Cristoferi will submit an application for a lot merger to the planning board to be reviewed at their August meeting. She will also submit a full and complete application to the ZBA by end of day on August 8 which is the ZBA deadline for the August meeting. The ZBA application will be done in anticipation of the lot merger being approved and will show a plan with the anticipated merged lots.

A motion to continue this application was made by Jacob, seconded by Karl. All were in favor.

Other Business:

Follow up on the Scott Nelson plans that were incorrectly labeled "Barry Bay". Plan was received by Mark McConkey with the correct label.

State standard (DES). Craig Niiler commented that he thought Freedom enforces this rule well.

A motion was made by Karl, seconded by Craig, to adjourn the meeting.

Meeting adjourned at 8:00pm.