

**Zoning Board of Adjustment  
Minutes  
November 26, 2019**

**Members Present:** Scott Lees, Karl Ogren, Craig Niiler, Jake Stephan Denny Anderson (A)

**Members Absent:** John Krebs

**Others Present:** Janice Zecher, Recording Secretary, Don Harris, Zoning Officer

Meeting called to order at 7:00pm by Scott Lees. Scott introduced the board members to the public, and explained the rules and procedures. There was a quorum present of 5 members. Denny Anderson-Alternate will sit in for member John Krebs.

The minutes from September 24, 2019 were reviewed by the board. A motion was made by Scott Lees to accept the minutes as written, seconded by Craig. All were in favor.

**Case # 26-5-19 The View at Lake Ossipee Family, LLC**

Applicant seeks an appeal for a Variance under Article 3, Table 304.5, side setbacks, A Variance under Article 3, Section 304.6.6.2(a), Maintenance of a Waterfront Buffer (D) (iv) Segment point total must equal or exceed 100 points. Special Exception under Article 3, Section 304.6.4.1 Erosion Control, A Special Exception under Section 304.6.6.4, tree cutting greater than 12.5% slope between 75 and 300 feet of reference line, A Special Exception under Section 304.6.7.3, Exceeds 10% impervious area on lot of record at 7 Cone Drive. The applicant wishes to add one bedroom, one bath, den storage, and unfinished second floor, Map 26, Lot 5

Ken Jones reviewed his application process which began in April, 2019. The application to the ZBA had been placed on a continuance so that Mr. Jones could apply to the Planning Board for a Boundary Line adjustment, which was approved at the October 17, 2019 meeting of the Planning Board (see PB minutes attached). The board requested the following information to be provided:

1. A table listing trees existing, those to be cut, total tree value of both.
2. A full color plan, or change existing symbols to show better which trees will be cut.
3. Show the exact amount of footage Mr. Jones wants to be from the property line.
4. Mr. Jones needs to apply for a Special Exception for Erosion Control, not a Variance.
5. Need to apply for a variance under section 7, article 706.2
6. Make a table to show on the top middle of the plan, list structures on top, then stairs, then driveway. Change calculations to show impervious.

There were no abutters or members of the public present. Because the December meeting is being moved up to December 17<sup>th</sup>, Mr. Jones will not be able to meet the deadline so asked for a continuance to the January meeting. A motion was made by Scott to continue this application to January, seconded by Karl.

**Case # 42-16-19 Kevin & Laurie Eisener**

Applicant seeks an appeal for a Variance under Article 3, Section 304.2 side setbacks at 23 Old West Ossipee Road. The applicant wishes to build a 28' x 28' one story garage on an empty lot, Map 42, Lot 16

Mr. & Mrs. Eisener reviewed their application with the board. The garage is being build only to store his boat and some outdoor things in the rafters. There will be no septic, the height will be less than 30 feet and meets the lot percentage requirements.

There were no abutters or members of the public present. The board made the following suggestions to complete the application.

1. Revise plan to show measurements from setback to outer edge of eaves.
2. Add the height of the building on the plan
3. Show that the grade is less than 12%.

The applicant requested a continuance to December. Motion was made by Scott to continue this application to December, seconded by Craig.

**Public Comment:** Gail Bizer asked about the two houses on Loon Lake Road being build so close to a vernal pool. The board suggested she speak with the Zoning Officer, Don Harris.

There being no further business presented to the board, a motion to adjourn was made by Scott Lees, seconded by Karl. Meeting was adjourned at 9:00 pm.

Respectfully Submitted,  
Janice Zecher