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8/23 2019 7:45 AM

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WOLFEBORO, N.H. TOWN CLERK

Town of Wolfeboro

Zoning Board of Adjustment

June 3, 2019

Members: Fred Tedeschi, Chairman, Sarah Silk, Vice- Chairman, Tim Cronin, Clerk, Peter Colcord, Luke Freudenberg

Staff Present: Matt Sullivan

Call to Order: Fred Tedeschi, Chairman called the meeting to order at 7:00 pm.

A site visit was held at the property 63 Port Wedeln Road. The members at the site visit were Fred Tedeschi, Sarah Silk, Tim Cronin and Luke Freudenberg.

Sarah Silk stated she had done work for the client but felt she could be impartial.

Attorney Kurt DeVlyder is representing Albert & Sandra Minotti. He stated the applicant is asking for a variance for the side line set back to construct a garage. In doing so they will be removing the temporary fabric shelter that is in place. They will also be removing an existing deck. The proposed garage is 24' x 26' and it will be 2.5' from the sideline. There will be no impact to the neighborhood. As many of the neighbors have garages. Since the removal of the porch will be required for the construction of the garage the lot coverage will be relatively the same.

Fred Tedeschi asked about the memo from Matt dated 5-28-19 in reference to temporary shelter and their requirements for a building permits.

Sarah asked if this was a one story garage.

Matt s stated it was.

Fred asked if there was anyone to speak for the application.

Linda Greely of 51 Port Wedeln Road said she has been the Minotti's neighbor for 10 years and she is in favor of the application.

Fred Tedeschi asked if there was anyone to speak against the application.

There were none.

Fred Tedeschi closed the public hearing of the meeting for the members to review and discuss the application.

Sarah Silk said she wanted to make sure there was to be no 2nd floor that could be used for living space.

Tim Cronin stated the new garage would look better than the temporary shelter there now.

Fred Tedeschi stated the application meets all the requirement and there is no reason to deny the variance.

Sarah stated by the removal of the porch and the building of the garage the 25% lot coverage would almost be even.

The Board deliberated on the application and found no reason to deny the application.

Sarah Silk stated it would look much better than shelter.

Matt Sullivan would like to have one of the conditions as having the property line and setback of the structure verified by an LLS from the 2.5' overhang for the setback. He would be ok if the applicants uses just one side of the property to verify the building and to have pins set.

The Board will require the location of the garage to be confirmed by a LLS from the 2.5' overhang for the setback.

Motion by Fred Tedeschi to approve the application by Albert & Sandra Minotti, Tax Map & Lot #201-9, Case #07-V-19, Article 175-80 for the construction of a 24' x 26' garage within the side setbacks. This motion is subject to the 6 conditions in the Planners Memo dated 28 May 19 and shall be subject all permits. Seconded by Sarah Silk, all voted in favor. Motion passed.

This Notice of Decision shall be recorded at the Carroll County registry of Deeds. With max encroachment of 2.5' to the side property line to be verified by a LLS & to be measured to the overhang of the roof of the structure and the variance shall be if exercised by 2 years from this approval.

The variance was granted.

Returning to the agenda.

Election of Board Members.

Chairman- Fred Tedeschi

Motion made by Sarah to keep Fred Tedeschi as Chairmen, seconded by Peter Colcord, all voted in favor. Motion Passed

Vice- chairman - Sarah Silk as.

Tim Cronin made a motion for Sarah Silk as Vice- Chairman, seconded by Fred Tedeschi. All voted in favor. Motion passes

Tim Cronin as Clerk.

Motion was made by Sarah Silk for Tim Cronin as Clerk, seconded by Peter Colcord. All voted all in favor. Motion passed.

Appointment of Alternates.

Matt Sullivan stated there are 3 people who applied to be ZBA alternates.

Audrey Cline, David Senecal, recommended by BOS & Suzanne Ryan.

The Board would like to say thank you to for wanting to serve on the board.

A motion made by Sarah Silk to appoint all 3 as alternates for one year, seconded by Peter Colcord. All voted in favor. Motion passed.

Matt Sullivan reviewed the RSA and found that we need to amend the motion to appoint the alternates be appointed for 3 years.

Sarah Silk amended her motion to appoint the alternates for a term 3 year, Seconded by Tim Cronin, All voted in favor. Motion Passed.

Other Business:

Sarah Silk asked that the packet copies be printed double sided in an effort to save paper.

Matt Sullivan said he will have that done as much as possible.

Consideration of minutes:

There were no changes or corrections to the 3-4-19 minutes.

Sarah Silk made the motion to approve the 3-4-19 minutes as printed, seconded by Tim Cronin. All voted all in favor. Motion passed.

Minutes of the May 6, 2019 meeting

Fred Tedeschi said there is extra period on page 2. Also Matt Sullivan's name is misspelled on 3rd line down on page 1.

Motion by Sarah Silk to accept May 6, 2019 minutes with changes, seconded by Tim Cronin, all voted in favor. Motion passed


The board will table the minutes from May 20, 2019 to be reviewed at another time.

Matt Sullivan stated he was almost sure that there was a vote to approve the updated rules of procedure. He will check the minutes to make sure. And get back to the board.

Sarah Silk made a motion to adjourn, seconded by Tim Cronin. All voted in favor.

The meeting adjourned at 7:40pm.

Respectfully submitted by,

A handwritten signature in cursive script that reads "Terry Tavares". The signature is written in dark ink and is positioned above the printed name.

Terry Tavares

Administrative Assistant to

Planning & Development