

**Wolfeboro Zoning Board of Adjustment
Regular Meeting**

July 11, 2016

Minutes

RECEIVED AND RECORDED

7/12, 2016 12:20 PM

Book No. _____

Page No. _____

WOLFEBORO, N.H. TOWN CLERK

Members Present: Fred Tedeschi, Chairman, Mike Hodder, Vice- Chairman, Chris Franson, Clerk, Hank Why and Suzanne Ryan, Members, David Senecal, Susan Raser and Sarah Silk, Alternates

Staff: Robin Kingston, Administrative Assistant

Chairman Tedeschi called this meeting to order at 7:00 pm at the Wolfeboro Public Library Meeting Room. A quorum was present.

Chairman Tedeschi explained there was a possible issue with abutter notification and the Board will open each of the public hearings and continue them until Tuesday, July 19, 2016 at 7:00 pm in the Wolfeboro Public Library Meeting Room.

TM# 259-18

Case # 09-V-16

Applicant: Spencer Johnson

Variance

Agent: Carrier Carpentry

Public Hearing for a Variance from Article 175.64, Section A2D of the Wolfeboro Planning & Zoning Ordinance for a 3' extension on the garage to allow for the two vehicles to park in the garage correctly. The short turn in the driveway does not allow for it as is. This property is located at 7 Puffs Point. A site visit will be held at approximately 6:35 pm prior to the hearing on July 19, 2016 prior to the meeting.

Chairman Tedeschi opened the public hearing.

Chris Franson read the public and abutter notification for the record.

It was moved by Suzanne Ryan and seconded by Mike to continue the public hearing to Tuesday, July 19, 2016 at 7 pm in the Wolfeboro Public Library Meeting Room. All members voted in favor. The motion passed.

TM# 148-12

Case # 10-V-16

Applicant: Heidi Von Gotz Cogean

Variance

Agent: White Mountain Survey & Engineering, Inc.

Public Hearing for a Variance from XIII, Section 175-86 of the Wolfeboro Planning & Zoning Ordinance to allow for the operation of a seasonal, family run, small production federally bonded winery, fermenting wine from grapes and fruit grown on-site and/or purchased as well as operating a tasting room per NH Wine Manufacturer Licensing and selling the bottles of the wine as well as miscellaneous winery related products (jelly, crackers and logo glassware). This property is located at 458 Center Street. A site visit will be held at approximately 5:40 pm prior to the hearing on July 19, 2016 prior to the meeting.

Chairman Tedeschi opened the public hearing.

Chris Franson read the public and abutter notification for the record.

It was moved by Suzanne Ryan and seconded by Mike Hodder to continue the public hearing to Tuesday, July 19, 2016 at 7 pm in the Wolfeboro Public Library Meeting Room. All members voted in favor. The motion passed.

TM# 148-12

Case # 11-SE-16

Applicant: Heidi Von Gotz Cogean

Special Exception

Agent: White Mountain Survey & Engineering, Inc.

Public Hearing for a Special Exception from XII, Section 175-87A of the Wolfeboro Planning & Zoning Ordinance to allow for Agriculture, in the form of a vineyard for the purposes of growing grapes to manufacture wine in a family run, small production winery. This property is located at 458 Center Street. A site visit will be held at approximately 5:40 pm prior to the hearing on July 19, 2016 prior to the meeting.

Chairman Tedeschi opened the public hearing.

Chris Franson read the public and abutter notification for the record.

It was moved by Suzanne Ryan and seconded by Mike Hodder to continue the public hearing to Tuesday, July 19, 2016 at 7 pm in the Wolfeboro Public Library Meeting Room. All members voted in favor. The motion passed.

TM# 218-17-1

Case # 12-V-16

Applicant: Zimmerman Family Ltd. Partnership

Variance

Agent: White Mountain Survey & Engineering, Inc.

Public Hearing for a Variance from XIV, Section 175-92.1.A (3) of the Wolfeboro Planning & Zoning Ordinance to allow for a retail building with multiple tenants including a bank with drive thru that makes use of an existing foundation that lies between 27' and 41.6' from the front boundary line with Center Street versus the 15' maximum setback required. This property is located at 29 Center Street. A site visit will be held at approximately 6:05 pm prior to the hearing on July 19, 2016 prior to the meeting.

Chairman Tedeschi opened the public hearing.

Chris Franson read the public and abutter notification for the record.

It was moved by Suzanne Ryan and seconded by Mike Hodder to continue the public hearing to Tuesday, July 19, 2016 at 7 pm in the Wolfeboro Public Library Meeting Room. All members voted in favor. The motion passed.

TM# 142-4

Case # 13-V-16

Applicant: Joseph & Mary Balboni

Variance

Public Hearing for a Variance from IX, Section 175-64A(4) of the Wolfeboro Planning & Zoning Ordinance to allow the addition of a 30' x 50' garage with an area of encroachment of 654 sq. ft. and setback from the shoreline 34.5'. This property is located at 730 North Main Street. A site visit will be held on August 1, 2016.

Chairman Tedeschi opened the public hearing.

Chris Franson read the public and abutter notification for the record.

The applicant has requested a continuance to the August 1, 2016 meeting.

It was moved by Chris Franson and seconded by Mike Hodder to continue the public hearing to Monday August 1, 2016 at 7 pm in the Wolfeboro Public Library Meeting Room. All members voted in favor. The motion passed.

Motion for Rehearing

Families in Transition – Submitted by Brian Lombard

It was moved by Suzanne Ryan and seconded by Mike Hodder to continue the public meeting to Monday August 1, 2016 at 7 pm in the Wolfeboro Public Library Meeting Room. All members voted in favor. The motion passed.

Consideration of Minutes:

June 6, 2016

June 13, 2016


Suzanne Ryan asked for the minutes to be tabled as she has several additions she would like added.

The Board discussed the request and asked the additions to be considered, be emailed to Chairman Tedeschi and Robin Kingston prior to the hearing. This will allow for distribution by emails for members to review the requested changes prior to the meeting.

It was moved by Mike Hodder and seconded by Chris Franson to table the minutes of June 6 and June 13, 2016 to allow Suzanne Ryan to submit changes in writing for the minutes to Chairman Tedeschi and Robin Kingston. All members voted in favor. The motion passed.

There being no further business before the Board, this meeting was adjourned at 7:11 pm.

Respectfully Submitted,



Robin Kingston
Administrative Assistant