

**Wolfeboro Zoning Board of
Adjustment
September 14, 2020 7:00 pm
The Great Hall at
Wolfeboro Town Hall
Meeting Minutes**

Luke Freudenberg read the following script:

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order #2020-04, this Board is authorized to meet electronically. **However, the Planning Board has jointly decided to proceed with a 'hybrid' meeting format allowing for members of the public and Board to attend and participate in the meeting in-person or virtually.**

In accordance with RSA 91-A: 2, III, the Board has three members joining the meeting remotely, which a public body has the authorization to allow.

At this time I would like to take a roll-call vote of ALL members present. For those participating virtually, please indicate why your attendance is not reasonably practical and if you have any other individuals present in the room with you.

Introduction:

Members Present: Roll call: Tim Cronin – yes, attending remotely (acknowledged there is no one present with him), Audrey Cline – yes, attending remotely (acknowledged her daughter was in the room), Dave Senecal - yes, attending remotely (acknowledged no one present with him), Sarah Silk – yes, Luke Freudenberg - yes. Dave Senecal will be a voting member for this meeting.

Members Excused: Suzanne Ryan joined the meeting later and attended as an observer.

Staff Present: Matt Sullivan, Director of Planning and Development, Mary Jane Shelton, Recording Assistant.

Votes taken during this meeting will be via roll call vote for all members.

In accordance with Emergency Order #12, for members of the public, this is to confirm that we are:

1. Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means through GoToMeeting. All members of the public and Board have the ability to communicate contemporaneously during this meeting through the GoToMeeting platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following phone #+1 (646) 749-3122 followed by the audio access code 918-242-429, or by video following the directions on the Town of Wolfeboro Website posted on the home page under the Virtual Town Meeting Login Information page.

2. Providing public notice of the necessary information for accessing the meeting; we previously gave notice to the public of how to access the meeting in-person or using GoToMeeting and in, and instructions are provided on the Town of Wolfeboro website at wolfeboronh.us on the Virtual Town Meeting Login Information page.

3. Providing a mechanism for the public to alert the public body during the meeting if there are problems with access; If anybody has a problem accessing the meeting via phone or computer, please immediately call 603-391-8489 OR email planningdirector@wolfeboronh.us In the event that the public is unable to access the meeting, we will adjourn the meeting and have it rescheduled at that time.

Thank you.

I. Call to Order: Luke Freudenberg opened the hybrid meeting at 7:20 PM, due to technical difficulties. Due to technical difficulties, the meeting called to order at 7:20 pm. A quorum was present.

II. Public Hearings:

Tim Cronin read the following application into the record:

Tax Map#171-26

Case #14-SE-20

Applicant: Thomas M. Kulzer

Agent: Payed Stockman

Public hearing for a Special Exception under Chapter 175, Section 43(10) of the Wolfeboro Planning & Zoning Ordinance to allow for the construction of a roof over an existing lakeside deck. This property is located at 76 Mandalay Road. All abutting neighbors have been notified along with copies sent to the appropriate departments within the Town of Wolfeboro.

Site visits were made by Audrey Cline, Tim Cronin, Dave Senecal and Luke Freudenberg.

Payed Stockman advised the Board that the applicants were not looking to expand the structure, but rather to simply put a covering over an existing deck. He then addressed in detail the eight criteria necessary for a Special Exception, as outlined in the application.

Luke Freudenberg then opened the public hearing.

Audrey Cline inquired as to whether the applicant would be presenting this project to the State for approval. Mr. Stockman advised that they would be willing to do so if it is determined to be a requirement. Matt Sullivan advised that the applicant was working closely with the Town and the possibility of the project needing state approval is being looked into. Audrey Cline further noted that it is her understanding that the project, although over an existing deck, is considered an impervious surface by the state and will require submission and approval.

There being no further comments, Luke Freudenberg closed the public hearing.

Matt Sullivan then reviewed the conditions being proposed as part of the Special Exception application. Sarah Silk suggested the inclusion of a condition that would prohibit the structure from being enclosed. It was agreed to add that as an additional condition.

Tim Cronin made a motion, which was seconded by Dave Senecal, to accept the application as presented confirming that the applicant has met the eight criteria necessary to be granted a Special Exception and that the conditions suggested by the Planner, as well as the condition suggested prior by Sarah Silk, be included in the application. Roll call vote: Tim Cronin - yes, Audrey Cline - yes, Dave Senecal - yes, Sarah Silk - yes, Luke Freudenberg - yes. The vote was unanimous (5 to 0 in favor).

Tim Cronin read the next application into the record:

Tax Map #228-2

Case #15-SE-20

Applicant: Brian & Caitlin Hughes

Agent: Jim Rines, White Mountain Survey & Engineering

Public Hearing for a Special Exception under Chapter 175, Section 43(3) of the Wolfeboro Planning & Zoning Ordinance to allow for the footprint expansion of a replacement single-family dwelling unit within the setback area with no further encroachment into the setbacks. This property is located at 3 Wyanoke Gate Lane. Copies of the application were provided to abutters and appropriate Town departments.

Site visits were performed by Tim Cronin, Dave Senecal, Luke Freudenberg and Audrey Cline.

Jim Rines provided a detailed description of the existing property as well as the proposed configuration which includes the removal of a detached garage, addition of a new garage, tearing down the existing house and rebuilding the house on the existing foundation with a small expansion (21.7%) to the current footprint as well as reconfiguration of the patio area. Jim Rines further outlined the change in impervious surface area represented by this proposal and reviewed the eight criteria for approval of this application.

Luke Freudenberg opened the public hearing.

Sarah Silk inquired about the location of the septic system under the new design. Jim Rines advised that the proposed system would be in the same location as the existing system and if this current application is approved, the applicant will be submitting the sewage disposal and shoreland permit applications for review/approval.

Luke Freudenberg closed the public hearing.

Matt Sullivan asked, if a motion for approval was to be made, that a condition specifying the percentage increase (21.7%) in the setback area be specified for clarity purposes.

Sarah Silk made a motion, seconded by Tim Cronin, to approve the Special Exception (Case #15-SE-20) requested under Chapter 175, Section 43(3) of the Wolfeboro Planning & Zoning Ordinance to allow for the footprint expansion of a replacement single-family dwelling unit within the setback area with no further encroachment into the setbacks, provided all of the conditions noted by the Town Planner are met including the percentage increase in the setback area set forth above. Roll call vote: Sarah Silk - yes, Tim Cronin - yes, Dave Senecal - yes, Audrey Cline - yes, Luke Freudenberg - yes. Vote was unanimous (5 - 0 in favor).

III. Action Items:

New Hampshire Boat Museum - Request for five year extension of Zoning Board Special Exception Approval (Case #07-SE-17), Tax Map-Lot: 203-062, 203-063, 203-064 and 203-065 for a Museum Use under XVII, Section 175-107E of the Wolfeboro Planning and Zoning Ordinance.

Matt Sullivan advised that this request will be addressed as an action item at a future meeting.

IV. Consideration of Minutes:

06/01/2020 Minutes:

Sarah Silk had the following corrections to the 06/01/2020 meeting minutes: pg 10, change “drawing” unit to “dwelling” unit; pg. 13, correct the spelling of “continued”.

Sarah Silk made a motion, which was seconded by Luke Freudenberg, to accept the 6/1/20 meeting minutes as amended. Roll call vote: Sarah Silk - yes, Tim Cronin - yes, Dave Senecal - yes, Audrey Cline, Luke Freudenberg. Minutes were approved by unanimous vote (5 - 0 in favor).

06/04/2020 Minutes:

Sarah Silk made a motion, which was seconded by Tim Cronin, to accept the minutes as written. Roll call vote: Tim Cronin - yes, Sarah Silk - yes, Audrey Cline - yes, Luke Freudenberg - yes, Dave Senecal - abstain (not present at 6/4/20 minutes). Minutes were approved by vote of (4 in favor, 0 not in favor, 1 abstaining vote).

V. Other Business: None

VI. Adjournment:

Motion was made by Sarah Silk, seconded by Tim Cronin, to adjourn the meeting. Roll call vote: Tim Cronin - yes, Audrey Cline - yes, Sarah Silk - yes, Dave Senecal - yes, Luke Freudenberg - yes. Motion was approved (5 - 0 in favor).

Meeting was adjourned at 7:59 PM

Respectfully submitted,

Mary Jane Shelton
Recording Assistant