

**Town of Wolfeboro**  
**Zoning Board**  
**Minutes Of**

**Monday, April 04, 2022-- 7:00 PM**

**1. Roll Call:**

Audrey Cline, Chairman, Luke Freudenberg, Member, Sarah Silk Member, Suzanne Ryan Member, Tim Cronin Member, Sabet Stroman Alternate

Staff present: Tavis Austin, AICP, Director of Planning and Development

**2. Unfinished Business:**

None Discussed.

**3. New Business**

S. Ryan made a motion to appoint Charles Sumner, to an alternate seat expiring in 2023. L. Freudenberg seconded the motion that passed with a unanimous vote.

S. Ryan made a motion to appoint Cate McMahon, to an alternate seat expiring in 2024. S. Silk seconded the motion that passed with a unanimous vote.

Both alternates joined the Board.

S. Silk motioned to nominate A. Cline for Chairman and S. Ryan for vice-chair. S. Ryan seconded the motion which passed with a 5-1 vote.

A. Cline motioned to nominate T. Cronin as Clerk. L. Freudenberg seconded the motion which passed with a 5-1 vote.

A. Cline asked T. Cronin to read the notice for the public hearing case. T. Cronin read the project into the record for: ***“TROY SPAULDING –Axford Way- Tax Map & Lot #261-13 - Case #04-SE-22 – Public Hearing for a Special Exception from Article 175, Section 55.1 of the Wolfeboro Planning & Zoning Ordinance to allow a Special Exception Construction of Single Family Dwelling on Lot With No Frontage – Formal Submission/Public Hearing”***

A. Cline asked if there was need for any recusal. S. Silk stated L. Freudenberg should step down as his recent project heard by the ZBA was still in its appeal period. S. Ryan seconded the comment. There was a vote of 2-3 regarding L. Freudenberg stepping down.

S. Silk read aloud the notes from the Board’s site walk of the project location as follows:

*ZBA Viewing 4-4-22*  
*Tax Map & Lot #261-013*  
*Case #04-SE-22*  
*Axford Way*

*Members Present: 4:30 Audrey Kline-Chair, Tim Cronin-Clerk, Suzanne Ryan, Sarah Silk, Charles Sumner(alt), Cate McMahon (alt)*

*Arrived 4:35-Luke Freudenberg,*

*Arrived 4:41-Sabet Stroman (alt)*

*Applicant: Troy Spaulding*

*More than the required 3 ZBA members viewed the lot starting at 4:30 PM. Posts representing the 4 corners of the proposed building and posts for the septic leach field were indicated by Troy Spaulding.*

*In response to a question, the applicant explained the driveway would be “U” shaped coming in and out around a telephone pole on the edge of the ROW.*

*The rectangular box on the NE corner of the drawing (dated 8-21-21) was identified as a “shower house” currently having running water.*

*The viewing ended at 4:41PM.*

*Respectfully submitted,*

*Sarah M Silk, ZBA Member*

Public Hearing was opened at 7:30PM.

Troy Spaulding presented his case as submitted to the Board.

Rich Wyman of 28 Axford Way stated concerns related to the private way and change to year-round use.

Terry Sullivan stated she would be happy to have Troy live in Wolfeboro.

ZBA members discussed 8 criteria, received Planning Board comments, an email from Fire Chief, and an email comment submitted to the Board from Elaine and Douglass Webb, with public hearing open should questions arise the applicant could address.

S. Ryan made a motion to close the public hearing at 8:25PM. S. Silk seconded the motion that passed with a 5-0 vote.

L. Freudenberg motioned to approve the application as submitted with the recommend conditions of approval from the Planner’s review. T. Cronin seconded the motion.

A. Cline offered an amendment to the motion to preclude property’s eligibility for an Accessory Dwelling Unit (ADU). L. Freudenberg and T. Cronin accepted the amendment.

T. Austin stated to the Board his understanding that the Board could not make such an amendment as the State Statute permits an ADU on any lot on which a single-family home is permitted. A. Cline stated the Board could make such a condition of approval.

The Board voted on the inclusion of the amendment, with a 4-1 affirmative vote.

The Board discussed the need to review the 8 Special Exception criteria again.

The Board members stated their opinions related to the 8 Criteria; no individual votes were taken on any criteria.

The Board voted on the previously stated motion, including the amendment. Motion passed with a 3-2 vote.

#### **4. Communications and Miscellaneous**

S. Stroman asked about the Rules of Procedure. A. Cline commented that work still needed to be done by the Board.

S. Silk motioned to have the minutes for the January, February, and March meeting be rewritten. A. Cline seconded the motion which passed with a 3-1-1 vote with L. Freudenberg abstaining. T. Austin was asked to forward the request to the Town Manager.

#### **5. Adjournment**

S. Ryan motioned to adjourn the meeting at 8:42 PM. T. Cronin seconded the motion which passed unanimously.

*Submitted by T. Austin*