

PRESENT: Mack, Chairman; Hawkins, Dever, Haley, Moyer, Edney, Tivnan, Clerk

Haley moved, Moyer seconded, THAT WE APPROVE THE MINUTES OF MAY 12, 2005.

PUBLIC HEARING

2681: WILLIAM AND JANET MILLER: An appeal for a SPECIAL EXCEPTION to expand a non-conforming structure by more than 400 sq. ft., Tax Map No. U15, Lot No. 48B-5, located at 43 Pleasant Street in the Shoreline District.

In August 2004 a Special Exception was granted to raise the existing structure a maximum of 5'. This was to create living area in the basement. The proposal came in more than twice what was estimated, so we decided to table that situation. We now plan to raise the current roof approximately 6-8 feet and add a second story with living accommodations. This will be well within the height restrictions required by the Town of Meredith. We have a firm bid from a local contractor and approval from our Association. Construction will start in late fall so this will not affect any of the summer residents. Mack – The last Special Exception was dated 2004? So part of this application is that you won't be proceeding with the last Special Exception? Miller – Correct. Hearing closed at 7:05 PM

2682: TERRY GRAHAM, DOCKS UNLIMITED FOR CHRIS JOHNSON, EAGLE ENTERPRISES: An appeal for a SPECIAL EXCEPTION to re-grade stockpiled material within the 50' buffer of upland non-designated wetland, Tax Map No. S19, Lot No. 9, located at 45 Daniel Webster Highway in the Commercial-Route 3 South District.

Roger Roy – We are seeking a Special Exception to conduct minor earthwork activities within the 50' buffer of an upland non-designated wetland. The stockpile that is currently on the property was placed there in conjunction with some local road construction. Our proposal is to lower the stockpile to an elevation of 109 adjacent to the wetland which means grading approximately 7' from the corner of the wetland to create a useable area for the display of dock equipment. I know there are conditions to be met for a Special Exception and I am prepared to discuss them if you wish. The first condition is (a.) The proposal is consistent with Section C (purpose and Intent). The answer is yes; we are protecting the wetland. (b.) Alternative proposals have been considered, and that the submitted proposal represents the minimum amount of reasonable, unavoidable impact to the buffer. The alternative proposal considered is that we would not grade near the 50' setback, which leaves you with a high point of 116 and a slope that is not maintained. (c.) Environmental impacts to abutting or

downstream properties and natural resources have been considered and minimized. During construction we will have silt fencing and after construction there will be a grass slope. We feel there will be no impact to the wetlands in the back. The Conservation Commission has conducted a site walk and supports this application. The public has been notified and we are not in a designated prime wetland. Mack – Basically, you are going to re-grade off this material? Do you plan on adding any material on top of this? Roy - The idea is that the top area would have mulch of some sort with matting underneath. The area within the buffer would be loam and seeded. Mack – So my understanding is that the only items that will be in the area that you are grading off will be the display area and pedestrian traffic? Roy – Outside of the buffer, yes. In the buffer will be grass. Moyer - When I visited that site there is a drainage that comes out of the highway and goes by the house. It is very wet there. Are you going to fill that in? Roy – We are not going to fill that in. Part of the Planning Board Review is for this drainage to be corrected. Graham - The wet area in front of the stonewall, next to the building, comes from the water feeding off the stockpile because of the slope. The pile is not pitched properly. We are proposing to fix the problem that someone else has handed to me by default. Hearing closed at 7:15 PM

DELIBERATIVE SESSION

2681: WILLIAM AND JANET MILLER:

Haley moved, Dever seconded, IN CASE # 2681, WILLIAM AND JANET MILLER, I MOVE TO GRANT THIS SPECIAL EXCEPTION TO EXPAND A NON-CONFORMING STRUCTURE BY MORE THAN 400 SQ. FT. AS PRESENTED THIS EVENING, AS IT MEETS THE SPIRIT AND INTENT OF A SPECIAL EXCEPTION AND THAT THIS SPECIAL EXCEPTION REPLACES THE PREVIOUS ONE. Voted 5-0 in favor.

2682: TERRY GRAHAM, DOCKS UNLIMITED FOR CHRIS JOHNSON, EAGLE ENTERPRISES:

Mack – I believe this would be better for the site.

Hawkins moved, Moyer seconded, IN CASE # 2682, TERRY GRAHAM, DOCKS UNLIMITED FOR CHRIS JOHNSON, EAGLE ENTERPRISES, I MOVE THE APPEAL FOR A SPECIAL EXCEPTION TO RE-GRADE STOCKPILED MATERIAL WITHIN THE 50' BUFFER OF UPLAND NON-DESIGNATED

WETLAND BE APPROVED, AS IT MEETS THE CRITERIA FOR A SPECIAL EXCEPTION AND WILL CERTAINLY BE AN IMPROVEMENT. Voted 5-0 in favor.

Meeting adjourned at 7:30 P.M.

Respectfully submitted,

Christine Tivnan
Planning/Zoning Clerk

Approved by the Meredith Zoning Board on _____, 2005.

John Mack, Chairman