

PRESENT: Mack, Chairman; Hawkins; Dever; Haley; Pelzer; Tivnan, Clerk

DELIBERATIONS

2770: ASSOCIATED SURVEYORS FOR CHARLES & KAREN THORNDIKE PARTNERSHIP:

Mack- This was continued to tonight due to legal documents that were handed out to the Board at the last meeting that we wanted reviewed. We have received a letter from Tim Bates, Town Counsel, saying we should proceed. I feel this would be a good buffer between the residential and the Business/Industry zone. I think they are also improving on the encroachment of a designated wetland and brook. Dever – I had a few misgivings about this until I found that the piece of property is going to be separated from the balance of the Annalee properties because when you grant a use variance, you grant it for the whole property. I have a concern with the septic system. I know there is a sewer line that is available but I don't know the distance that it is from this building. If we grant this, I think one of the conditions should be that the septic system be surveyed by a licensed designer. If it can handle the load, I don't have a problem. Otherwise, they would have to hook up too Municipal sewer. It should say, if it passes, they could continue with the system but if it fails, they would be required to connect to Town sewer and not repair the system. It was a commercial zone before. This property is at the end of the District. I feel the use would be less intense than what is there now. They will have to go through site plan approval. Hawkins – I am in agreement with both of you.

Hawkins moved, Dever seconded, IN CASE # 2770, ASSOCIATED SURVEYORS FOR CHARLES & KAREN THORNDIKE PARTNERSHIP, I MOVE THE APPEAL FOR A VARIANCE TO CONSTRUCT A SMALL THEATER WITHIN A PREVIOUSLY EXISTING COMMERCIAL/RETAIL BUILDING BE APPROVED, AS IT MEETS THE CRITERIA FOR A VARIANCE AND WILL CERTAINLY BE A GOOD USE FOR THE PROPERTY WITH A CONDITION BEING THAT THE EXISTING SEPTIC SYSTEM BE SURVEYED AND IF FOUND ADEQUATE TO HANDLE THE LOAD GOOD. IF NOT, THEN THEY WOULD BE REQUIRED TO HOOK UP TO TOWN SEWER AND IF THE SYSTEM FAILS, THEY WOULD BE REQUIRED TO HOOK UP TO TOWN SEWER AND NOT REBUILD THE SYSTEM. Voted 5-0 in favor.

2771: ASSOCIATED SURVEYORS FOR CHARLES & KAREN THORNDIKE PARTNERSHIP:

Hawkins moved, Haley seconded, IN CASE # 2771, ASSOCIATED SURVEYORS FOR CHARLES & KAREN THORNDIKE PARTNERSHIP, I MOVE THE APPEAL FOR A SPECIAL EXCEPTION TO EXPAND A NON-CONFORMING STRUCTURE WITHIN THE PROTECTIVE BUFFER OF A DESIGNATED BROOK BE APPROVED, AS IT MEETS THE CRITERIA FOR THE SPECIAL EXCEPTION AND AS PRESENTED, WILL CERTAINLY BE AN IMPROVEMENT OVER WHAT IS THERE NOW IN REGARDS TO THE GRAVEL PARKING AREA BEHIND AND NEAREST THE BROOK. Voted 5-0 in favor.

Meeting adjourned at 7:15 pm

Respectfully submitted,

Christine Tivnan
Planning/Zoning Clerk

Approved by the Meredith Zoning Board on _____, 2007.

John Mack, Chairman