

PRESENT: Mack, Chairman; Hawkins, Dever, Haley, Pelczar; Joslin (Not sitting); Edney, Code Enforcement Officer; Tivnan, Clerk

Hawkins moved, Pelczar seconded, THAT WE APPROVE THE MINUTES OF MARCH 8, 2006, AS PRESENTED. Voted unanimously.

PUBLIC HEARING

2783: DAVID M. DOLAN, LLS. FOR MAURICE H. FAINSINGER 1988

REVOCABLE TRUST: An appeal for a VARIANCE to allow construction of a single-family dwelling with a front setback of 41', 65' required; Tax Map U22, Lot No. 4 located at 18 Sachem Cove Road in the Shoreline District.

Dolan – This property is located off Sachem Cove. The lot size is about 20,100 sq. ft. A new septic design has been designed. The proposal is to remove the existing dwelling and construct a two-story dwelling further back from the lake. The proposed dwelling is highlighted in red. Most of the houses in the neighborhood have been upgraded. Given the shape and size of the lot there is a limited ability to move the house further away from the shoreline, without encroaching on the road side setback. Overall, I think this is an improvement. The total square footage of the building located within the 65' setback to the shoreline will be reduced. Hearing closed at 7:10 PM

2784: DAVID M. DOLAN, LLS. FOR MAURICE H. FAINSINGER 1988

REVOCABLE TRUST: An appeal for a SPECIAL EXCEPTION to replace an existing non-conforming structure within the 75' protective buffer of a non-designated brook or stream, Tax Map U22, Lot No. 4 located at 18 Sachem Cove Road in the Shoreline District.

Dolan –There is drainage that comes down, across Sachem Cove Road and runs adjacent to the property. The red line on the plan is the 75' buffer. The new building will be further back but still within the buffer. The new septic will be entirely outside of the buffer. Hearing closed at 7:13 PM

2789: SUSAN DATH: An appeal for a SPECIAL EXCEPTION to create an attached accessory apartment to a single family dwelling, Tax Map R12 Lot No. 18, located at 118 Chase Road in the Forestry/Rural District.

David Dath- We are here to have an accessory apartment. I have been working with Bill Edney on this from the beginning. We did this backwards. We built a garage with the apartment above it first, lived in it and then attached a house to it with a breezeway. I believe we have met all the criteria, A-K in the Zoning Ordinance. Mack – Bill, you have reviewed all the criteria with him? Edney – I have. Right from the beginning it was intended to have this conversion happen. Hearing closed at 7:17PM

2790: WILLIAM POND: An appeal for a SPECIAL EXCEPTION to allow expansion of a non-conforming structure by more than 400 sq. ft., Tax Map U07 Lot No. 28, located at 12 Highland Street in the Residential District.

Wayne Bredvick – This house is right up the street from here. It was built in 1865 during the Victorian age. It is remarkably well detailed and maintained. Fifty years ago a garage was added to the north side without any regard to the architectural design of the building. This proposal will be more in scale and detail with the original architect and therefore more pleasing. (Renderings of the new garage were shown) There will be two dormers. The upstairs will have living space with one bathroom. Mack- What is the difference in elevation from old to new?

Bredvick – Around 11 feet. Hearing closed at 7:22 PM

DELIBERATIONS

2783: DAVID M. DOLAN, LLS. FOR MAURICE H. FAINSINGER 1988 REVOCABLE TRUST:

Mack – I don't have a problem with this. Haley – These original cottages on Sachem Cove are very close. It will be moved further back from the lake with an upgrade to the septic system.

Haley moved, Dever seconded, In case # 2783, DAVID M. DOLAN, LLS. FOR MAURICE H. FAINSINGER 1988 REVOCABLE TRUST, I MOVE AN APPEAL FOR A VARIANCE TO ALLOW CONSTRUCTION OF A SINGLE-FAMILY DWELLING WITH A FRONT SETBACK OF 41', 65' REQUIRED; TAX MAP U22, LOT NO. 4, LOCATED AT 18 SACHEM COVE ROAD BE GRANTED, AS IT MEETS ALL FIVE CRITERIA FOR A VARIANCE. Voted 5-0 in favor.

2784: DAVID M. DOLAN, LLS. FOR MAURICE H. FAINSINGER 1988 REVOCABLE TRUST:

Dever moved, Pelczar seconded, In case # 2784, DAVID M. DOLAN, LLS. FOR MAURICE H. FAINSINGER 1988 REVOCABLE TRUST, I MOVE AN APPEAL FOR A SPECIAL EXCEPTION TO REPLACE AN EXISTING NON-CONFORMING STRUCTURE WITHIN THE 75' PROTECTIVE BUFFER OF A NON-DESIGNATED BROOK OR STREAM, TAX MAP U22, LOT NO. 4, LOCATED AT 18 SACHEM COVE ROAD BE GRANTED. THE CURRENT DWELLING AND NEW DWELLING IS STILL WITHIN THE 75' BUFFER BUT BY MOVING IT BACK IT GETS IT AWAY FROM THE OUTLET OF THAT STREAM AND IT MEETS THE CRITERIA FOR A SPECIAL EXCEPTION. Voted 5-0 in favor.

2789: SUSAN DATH:

Mack – They meet all the criteria for a special exception for the apartment.

Dever moved, Hawkins seconded, In case # 2789, SUSAN DATH, I MOVE AN APPEAL FOR A SPECIAL EXCEPTION TO CREATE AN ATTACHED ACCESSORY APARTMENT TO A SINGLE FAMILY DWELLING, TAX MAP R12 LOT NO. 18, LOCATED AT 118 CHASE ROAD IN THE FORESTRY/RURAL DISTRICT BE GRANTED, AS IT MEETS ALL THE CRITERIA, A-K, AS OUTLINED IN THE ZONING ORDINANCE. . Voted 5-0 in favor.

2790: WILLIAM POND:

Mack – I think this is an improvement over what is there now. Hawkins- It's a vast improvement and they are not increasing the footprint. They are just going up.
Mack – I don't see any reason why we should not approve.

Hawkins moved, Dever seconded, In case # 2790, I MOVE AN APPEAL FOR A SPECIAL EXCEPTION TO ALLOW EXPANSION OF A NON-CONFORMING STRUCTURE BY MORE THAN 400 SQ. FT., TAX MAP U07 LOT NO. 28, LOCATED AT 12 HIGHLAND STREET BE GRANTED, AS IT MEETS ALL THE CRITERIA FOR A SPECIAL EXCEPTION. Voted 5-0 in favor.

MOTION FOR REHEARING

2766: VLL TRUST: An appeal for a VARIANCE to allow three (3) residential units on a pre-existing non-conforming lot within the existing dwelling, 10,000 sq. ft. net density per unit required, Tax Map U06, Lot No. 4, located at 147 Main Street in the Central/Business District. CONTINUED FROM FEBRUARY 8, 2007.

Mack – I think we made a slight error in the wording of the denial. I believe we need to define it more and the only way we can do that is to rehear it based on, we made an error in the way it was worded. Dever so moved, Haley seconded. Voted 5-0 in favor. Rehearing was scheduled for June 14, 2007.

ELECTIONS OF OFFICERS

Dever moved, Haley seconded, to leave officers as is. John Mack for Chairman, Fred Hawkins for Vice Chairman. Voted unanimously.

Meeting adjourned at 7:45 pm

Respectfully submitted,

Christine Tivnan
Planning/Zoning Clerk

Approved by the Meredith Zoning Board on _____, 2007.

John Mack, Chairman