

PRESENT: Mack, Chairman; Dever, Vice-Chairman; Clark, Edney, Code Enforcement Officer; Tivnan, Clerk.

Flanders, Thorpe, and Marino in attendance.

Mack-This evening we only have a three man board. We will have a special meeting on February 27, 2008 for anyone who would like to continue.

PUBLIC HEARINGS

2824: ROBERT & DIANE HARDING AND ROBERT & ELIZABETH MOREIRA: (Rep. Robert Harding) An appeal for a VARIANCE to construct a deck 14' from the water reference line, 21' established, 50' required, Tax Map U29, Lot No. 24A, located at 7 Quimby Road in the Shoreline District.

Harding – I was before the Board last month for a variance to construct a deck. Should I present my whole application again or just the new information you requested? Mack – Just the new. Harding – With the information in front of you, the alternative would cost \$28,000. versus \$11,000.00. Also, Arlene Allen from DES in her email states “You would need a shoreland rules waiver (for the alternative) for the slope and possibly the size and setback. It is highly unlikely that the project alternative, which would disturb the integrity of the slope, would be approved when you are allowed a deck which is less invasive”. Clark – I visited this site. This is a house reasonably sized for this lot. This is a very steep lot. I realize it is this Board’s job to protect the shoreline but this house is in a very small cove with maybe six other homes. Hearing closed at 7:10PM

2839: DONALD JUTTON - 1ST T DEVELOPMENT: An appeal for a SPECIAL EXCEPTION to create a cluster subdivision in a forestry/rural district, Tax Map R04, Lot No. 5, located on Pease Road in the Forestry/Rural District. CONTINUED TO FEBRUARY 27, 2008.

2840: DONALD JUTTON - 1ST T DEVELOPMENT: An appeal for a SPECIAL EXCEPTION to construct six wetland crossings within non-designated wetlands for development of a cluster subdivision with a total impact of 15,697 sq. ft., Tax Map R04, Lot No. 5, located on Pease Road in the Forestry/Rural District. CONTINUED TO FEBRUARY 27, 2008.

2841: DONALD JUTTON - 1ST T DEVELOPMENT: An appeal for a SPECIAL EXCEPTION to create a cluster subdivision within the protective buffer of a non-designated wetland with a total impact of 92,849 sq. ft., Tax Map R04, Lot No. 5, located on Pease Road in the Forestry/Rural District. CONTINUED TO FEBRUARY 27, 2008.

2842: ELLEN M. COX: An appeal for a SPECIAL EXCEPTION to construct a duplex, Tax Map U37, Lot No. 20, located at 62 Powers Road in the Shoreline District. CONTINUED TO FEBRUARY 27, 2008.

2843: FLANDERS ENTERPRISES LLC FOR RUSSELL AND SHARON THOMAS: (Rep: Mark Flanders) : An appeal for a VARIANCE to construct a single-family dwelling with a front setback of 50', 65' required, Tax Map U19, Lot No. 32B, located at 33 Pinnacle Park Road in the Shoreline District.

2844: FLANDERS ENTERPRISES LLC FOR RUSSELL & SHARON THOMAS: (Rep: Mark Flanders) An appeal for a SPECIAL EXCEPTION to construct a single-family dwelling within the 75' protective buffer to a non-designated brook or stream, Tax Map U19, Lot No. 32B, located at 33 Pinnacle Park Road in the Shoreline District.

Flanders – We are here for a variance to construct a single-family dwelling with a front setback of 50' and a special exception to construct a single-family dwelling within the 75' protective buffer. We have tried to move it as far back from the shoreline as possible. In order to move it back further, the existing well in the back would need to be replaced. The existing structure is 22'. The new one will be 50'. This will be more conforming than what is there now. This will be energy star rated and similar to what has been built up and down this street. (Presented pictures to the Board). Clark – What is the cost for drilling a new well? Flanders - Somewhere between \$10,000 - \$16,000. Clark –What is the estimated cost of the total project? Flanders – Around \$800,000. There is a letter in your packet from the Conservation Commission that says they have no objection to this project. Mack - Is the shed going to be removed? Flanders – That has not been determined but certainly possible if that is what the Board feels. Dever – Do you intend to remove the cabin? Flanders - We plan on reconstructing it. Dever – What is the sq. footage of the cabin? Flanders – Around 200 sq. ft. Dever – So you plan to build a new one? Flanders – Yes. Flanders – The total sq. footage of the house is 3469 sq. ft. Clark – Why not move it back 15'. Flanders – Parking would become an issue. Chris Wells – I am in favor of this plan. Hearing closed at 7:25 PM .

2845: AMES ASSOCIATES FOR MICHAEL & PAULINE LEVESQUE: An appeal for a VARIANCE to reconstruct an existing non-conforming single-family dwelling with a front setback of 34', 65' required, Tax Map U17, Lot. No. 12R , located at 105 Pleasant Street in the Shoreline District. CONTINUED TO FEBRUARY 27, 2008.

2846: AMES ASSOCIATES FOR MICHAEL & PAULINE LEVESQUE: An appeal for a SPECIAL EXCEPTION to reconstruct an existing non-conforming single-family dwelling within the 75' protective buffer to a non-designated brook or stream, Tax Map U17, Lot. No. 12R , located at 105 Pleasant Street in the Shoreline District. CONTINUED TO FEBRUARY 27, 2008.

2847: AMES ASSOCIATES FOR MICHAEL & PAULINE LEVESQUE: An appeal for a VARIANCE to reconstruct an existing non-conforming single-family dwelling with a side setback of 5.8', Tax Map U17, Lot. No. 12R , located at 105 Pleasant Street in the Shoreline District. CONTINUED TO FEBRUARY 27, 2008.

2848: ROB & MARY SCHWAGER: An appeal for a SPECIAL EXCEPTION to construct a boathouse , Tax Map U37, Lot No. 13A, located at 59 Little Road in the Shoreline District. CONTINUED TO FEBRUARY 27, 2008.

DELIBERATIONS

2824: ROBERT & DIANE HARDING AND ROBERT & ELIZABETH MOREIRA:

Clark moved, Dever seconded, In case #2824, ROBERT & DIANE HARDING AND ROBERT & ELIZABETH MOREIRA, I MOVE THE APPEAL FOR A VARIANCE TO CONSTRUCT A DECK 14' FROM THE WATER REFERENCE LINE, 21' ESTABLISHED, 50' REQUIRED BE APPROVED, AS IT MEETS THE FIVE CRITERIA FOR A VARIANCE. Voted 3-0 in favor.

2843: FLANDERS ENTERPRISES LLC FOR RUSSELL AND SHARON THOMAS:

Clark – This is a case that bothers me. This building can somehow fit in the 50' but not in the 65'. Dever – I agree. I think they can move it back 15'.

Clark moved, Dever seconded, In case # 2843, FLANDERS ENTERPRISES LLC FOR RUSSELL AND SHARON THOMAS, I MOVE THE APPEAL FOR A VARIANCE TO CONSTRUCT A SINGLE-FAMILY DWELLING WITH A FRONT SETBACK OF 50', 65' REQUIRED BE DENIED, AS THE APPLICANT FAILED TO CONSIDER ALTERNATIVES. Voted 3-0 in favor.

2844: FLANDERS ENTERPRISES LLC FOR RUSSELL & SHARON THOMAS:

Clark moved, Dever seconded, In case # 2844, FLANDERS ENTERPRISES LLC FOR RUSSELL & SHARON THOMAS, I MOVE THE APPEAL FOR A SPECIAL EXCEPTION TO CONSTRUCT A SINGLE-FAMILY DWELLING WITHIN THE 75' PROTECTIVE BUFFER TO A NON-DESIGNATED BROOK OR STREAM, BE APPROVED AS IT MEETS THE CRITERIA FOR A SPECIAL EXCEPTION. Voted 3-0 in favor.

Meeting adjourned at 7:40 PM

Respectfully submitted,

Christine Tivnan
Planning/Zoning Clerk

Approved by the Meredith Zoning Board on _____, 2007.

John Mack, Chairman