

PRESENT: Dever, Chairman; Vice- Chairman, Pelczar, Flanders, Thorpe, Joslin, Edney, Code Enforcement Officer; Tivnan, Clerk

Pelczar moved, Flanders seconded, THAT WE APPROVE THE MINUTES OF MARCH 6, 2008 & MARCH 13, 2008 AS PRESENTED. Voted unanimously.

ELECTION OF OFFICERS

Pelczar moved, Thorpe seconded to elect Jack Dever as Chairman. Flanders moved, Thorpe seconded to elect Mike Pelczar as Vice-Chairman. Voted unanimously.

PUBLIC HEARINGS

2851: DONNA AND RALPH BUSH: An appeal for a SPECIAL EXCEPTION to expand a non-conforming structure by more than 400 sq. ft., Tax Map U27, Lot No. 1, located at 81 Old Hubbard Road in the Shoreline District.

Bush - We would like to add dormers and a deck. We want to relocate a bedroom in the basement and two on the first floor. We will be removing a concrete patio, a portion of the driveway and some stairs. We will be planting new vegetation. We have been working on this application for 18 months with the State and now have approval.

Thorpe – In the application, it mentions dormers on the garage. What's the purpose?

Bush – It is needed for more storage. Hearing closed at 7:05PM

2852: TERESA & FRED WARD- (Rep. Doug Hill) - An appeal for a SPECIAL EXCEPTION to create an accessory apartment above a detached garage Tax Map U04, Lot No. 17, located at 17 Pollard Shores in the Shoreline District.

Hill – The Wards live here year round. The lot is about 2/3 of an acre with 300' of lake frontage. The barn/garage structure that we are talking about is in place. The upstairs is permitted guest quarters. The purpose is to seek approval by a special exception for an accessory apartment. There will be no changes to the site. (Passed pictures of the site to the Board) In regards to traffic, the tabulated number of daily trips for a single-family home is 9.57 according to the Institute of Transportation Engineers; which is a high number compared to reality around here. The intention of this rental apartment is work force housing. We can't rule out short term rental but the idea is not to be in a turnover business. The effect of traffic here in our view is very small. The egress is up to code. There is plenty of room for parking on this site. The garage/barn is connected to public sewer. It conforms to the general style of the neighborhood. The use will not be detrimental to the character of the neighborhood. I think this is more directed to a non-residential activity. This is a permitted type of use. The use will not be injurious, noxious, or offensive. Again, I believe this focuses more on a non-residential application. We don't believe this will be harmful. The use will not be contrary to the public health, safety, or welfare by reason of undue traffic congestion or hazards, undue risk to life and property, unsanitary or unhealthful emissions or waste disposal or similar adverse causes of conditions. The use proposed is residential and hooked up to public

sewer. Site plan review by the Planning Board is not required under RSA 674 for this residential accessory use. We understand people don't like changes in their neighborhood. We are making a minimal change. Robert Hoffman (19 Pollard Shores) We are adjacent to the Ward's. We have no objection to this use of the property. The structure is there already. Even in the winter you can't see it. I don't believe this would be a detriment to the property or the street itself. We don't believe there will be a traffic problem. We are lucky to see 3-4 cars a day. Mike Faller- (319 Meredith Neck) I do support this. As the maker of the motion for the change back in March, I feel this is an important part that is needed for the town. I felt there were some things with the old ordinance that could be tweaked. Francis Remillard - I oppose this. I was mislead when this was built. It was originally going to be a garage, then a garage with storage and now it is a full time apartment. I can see that building. (Passed Pictures to the Board showing flood water) I am worried about devaluation of my property. That is my main concern. In the past I have had property in another city and they put apartments in and my property devalued. Dever – Do you have any documentation about the devaluation of your property? Remillard – I don't, but I would have to sell it for what I paid for it and I have lived there for 15 years. Flanders – You said in the past, apartments devalued your property. Was it a similar situation where it was just one accessory apartment? Remillard – They built subsidized housing. Flanders – So that was a number of units? Remillard – Yes. They were duplexes. Hill – We are not making any changes to the site that would alter the drainage situation. There has always been a seasonal wet area there. Hearing closed at 7:35PM.

2853: AMES ASSOCIATES FOR DAVID BARROWS: (Rep. Dan Ellis) An appeal for a VARIANCE to reconstruct an existing single-family dwelling with a front setback of 7.6', 65' required, Tax Map U17, Lot. No. 12H, located at 105 (H) Pleasant Street in the Shoreline District.

2854: AMES ASSOCIATES FOR DAVID BARROWS: (Rep. Dan Ellis) An appeal for a VARIANCE to reconstruct an existing single-family dwelling with a side setback of 3.6', Tax Map U17, Lot. No. 12H, located at 105 (H) Pleasant Street in the Shoreline District.

Ellis – This property is located in the Cygnet Shores development. This unit backs up to the Municipal Pumping Station. Similar to most of the cottages, it was built in 1946. We would like to expand the living space. The existing cottage is 450 sq. ft. Due to the constraints of the property; the only viable expansion is to go up. We would like to demolish and build a new structure with a foundation. We have a Shoreland Redevelopment Waiver from the State. The front setback will be 7.6' from the lake, where it is 3 1/2' now and a 3.6' side setback, where it is 2.2' existing. The proposed structure will be more attractive, more conforming, and improvements to the landscape will better the appearance of the lot and reduce drainage into the lake. We have approval from the Cygnet Shores Association. The Conservation Commission has no objection to this. Thorpe – On the Tax Map, is 12G the pumping station? Ellis- Yes. Thorpe – What happens to the view of the cottage behind this when the new one is three stories? Ellis- The new structure will be two stories high. The property slopes sharply up to the road. I don't believe this will impact their view because of the slope.

The owners of that property have no objection to this proposal. Flanders – I would like to clarify something. This looks like a 2 ½ story plan. Ellis – You know more than I do. You are correct. Dever – The height of this building? Ellis – 34.3' Dever – Allowable height is 38'. Roberge- I live in this Association and I have no objection to this. Hearing closed at 7:45 PM.

2855: MICHAEL FALLER: An appeal for a SPECIAL EXCEPTION to create an accessory apartment above a detached garage/barn, Tax Map S06, Lot No. 23B, located at 319 Meredith Neck Rd. in the Shoreline District.

Faller – I have included photos in the packet. Recently the zoning article was changed to allow accessory apartments in detached structures. The structure I have is not going to change in anyway. This has been approved as guest quarters. No change to the outside at all. It meets all the codes. There is a State approved septic system for the building itself. There are two parking spaces provided. The accessory apartment is 860 sq. ft. The existing dwelling is owner occupied by my wife and me. The garage is attached by about a 50' walkway to the house. On my tax card it is shown as a garage /barn with an apartment over it. I feel this is an important use. The lot behind me was in front of this Board and there is now a duplex that is not owner occupied. I believe this blends in with the area. This provides housing. Flanders – If this is approved, you will just be putting a stove in there? Faller – That is pretty much it. Ward – I am in favor of this. I can't see it being detrimental at all. Cafarella- (325 Meredith Neck Rd) I am against this accessory apartment. These lots are clustered together. We have the approval of a two-family behind us now. That two-family has four cars going up and down the current driveway. Now we are going to have another apartment with more cars. I am concerned with the traffic flow. We have two young kids and that is the area of the yard that they play in. It wouldn't be so bad if the lots were conforming. These are non-conforming lots. We need to protect our neighborhood. If this is approved we are asking for some privacy. It would be nice to have shrubs planted. I don't want to slam the door on Mr. Faller but I do want to express my concerns. It does say that the accessory apartments shall not be detrimental to the neighborhood. With one driveway serving a two-family behind it and now the apartment, I can't see how that would not be over crowded. I understand change is going to happen but we need to protect our neighborhoods. Flanders – Where is your house? Cafarella – On the opposite side of the driveway. Flanders – If Mr. Faller planted shrubbery, would that have to be on your property? Cafarella – If need be. Flanders - What is non-conforming with the lot? Faller – This is the Shoreline District, so it is one acre minimum zoned. I have 1.46 acres. My lot is conforming. I think it was a misunderstanding on where we are located. Cafarella – Are we not in the Meredith Neck District? I thought we were in the Meredith Neck District. Hearing closed at 8:00 PM.

DELIBERATIONS**2851: DONNA AND RALPH BUSH:**

Pelczar moved, Joslin seconded, In case # 2851, DONNA AND RALPH BUSH, I MOVE THE APPEAL FOR A SPECIAL EXCEPTION TO EXPAND A NON-CONFORMING STRUCTURE BY MORE THAN 400 SQ. FT., TAX MAP U27, LOT NO. 1, LOCATED AT 81 OLD HUBBARD ROAD IN THE SHORELINE DISTRICT BE GRANTED, AS IT MEETS THE REQUIREMENTS FOR A SPECIAL EXCEPTION. Voted 5-0 in favor.

2852: TERESA & FRED WARD-

Pelczar- I don't have a problem for the most part but with Lake Waukegan being our public water supply, I like the work force housing and not weekly rentals. Dever – I don't think the Ward's intend to make this a weekly rental. Do you intend to make this a weekly rental? Ward - That is not my intention. I hope to get someone in there long term. Flanders – If we approve, can we tell him how long he can rent? Edney – There is a distinction between weekly rentals and an apartment. Dever – He would need Site Plan approval for weekly rentals. Flanders – OK Joslin – So there is a difference in the terminology from an apartment to a rental? Edney- Yes. Joslin- If it is an apartment you aren't allowed weekly rentals. Edney – Apartment is long term, not transient tenants. Dever – If that takes place, it would be a whole different ball game.

Flanders moved, Pelczar seconded, In case # 2852, TERESA & FRED WARD, I MOVE THE APPEAL FOR A SPECIAL EXCEPTION TO CREATE AN ACCESSORY APARTMENT ABOVE A DETACHED GARAGE TAX MAP U04, LOT NO. 17, LOCATED AT 17 POLLARD SHORES IN THE SHORELINE DISTRICT BE GRANTED, AS IT MEETS ALL OF THE REQUIREMENTS FOR A SPECIAL EXCEPTION. Voted 5-0 in favor.

2853: AMES ASSOCIATES FOR DAVID BARROWS:

Pelczar- This is a repeated story. They are within the height requirement. It fits the neighborhood as to what everyone is doing. The neighbors aren't complaining. I don't have a problem with this. Flanders - I don't have a problem with this either. We just approved one of these.

Thorpe moved, Flanders seconded, In case # 2853, AMES ASSOCIATES FOR DAVID BARROWS, I MOVE THE APPEAL FOR A VARIANCE TO RECONSTRUCT AN EXISTING SINGLE-FAMILY DWELLING WITH A FRONT SETBACK OF 7.6', 65' REQUIRED, TAX MAP U17, LOT. NO. 12H, LOCATED AT 105 (H) PLEASANT STREET IN THE SHORELINE DISTRICT BE GRANTED, AS IT MEETS THE CRITERIA FOR A VARIANCE. Voted 5-0 in favor.

2854: AMES ASSOCIATES FOR DAVID BARROWS:

Pelczar moved, Joslin seconded, In case # 2854, AMES ASSOCIATES FOR DAVID BARROWS ,I MOVE THE APPEAL FOR A VARIANCE TO RECONSTRUCT AN EXISTING SINGLE-FAMILY DWELLING WITH A SIDE SETBACK OF 3.6', TAX MAP U17, LOT. NO. 12H, LOCATED AT 105 (H) PLEASANT STREET IN THE SHORELINE DISTRICT BE GRANTED, AS IT MEETS THE CRITERIA FOR A VARIANCE. Voted 5-0 in favor.

2855: MICHAEL FALLER:

Flanders- Unfortunately that driveway probably does see more traffic than we would like. Dever – The neighbors can do what Mike did and propose a zoning change.

Flanders moved, Pelczar seconded, In case # 2855, MICHAEL FALLER, I MOVE `THE APPEAL FOR A SPECIAL EXCEPTION TO CREATE AN ACCESSORY APARTMENT ABOVE A DETACHED GARAGE/BARN, TAX MAP S06, LOT NO. 23B, LOCATED AT 319 MEREDITH NECK RD. IN THE SHORELINE DISTRICT BE GRANTED, AS IT MEETS THE REQUIREMENTS FOR A SPECIAL EXCEPTION. Voted 5-0 in favor.

Meeting adjourned at 8:30 PM

Respectfully submitted,

Christine Tivnan
Planning/Zoning Clerk

Approved by the Meredith Zoning Board on _____, 2008.

Jack Dever, Chairman