

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

Thorpe moved, Clark seconded, THAT WE APPROVE THE MINUTES OF APRIL 9, 2009. Voted unanimously.

PUBLIC HEARINGS

2875: WINNIPESAUKEE PLAYHOUSE: An appeal for a SPECIAL EXCEPTION (ARTICLE V- SECTION D-9 G, 4 a) to allow installation of a waterline, extension of a roadway slope, improvements to existing roadway & utilities, construction of a sanitary sewer, and replacement of culverts and ditches, Tax Map S23, Lot. No. 26, 27, 28, located on Reservoir Road in the Business & Industry.

Carl Johnson- The Zoning Board should be familiar with this property as we were before the board for a special exception and a variance for the playhouse itself. This is the former Analee Dolls complex where the gift shop and museum was located. One of the special exceptions that we received previously was for the expansion of this building to allow construction of the main theater for the playhouse. We also went for a variance because this is zoned as business and industry and a playhouse is not a permitted use in that zone. Subsequent to those approvals, the project went before the Planning Board for site plan approval. Those plans are on file and approved. This property is serviced by a well and a leach field. It would be more beneficial for everyone and the environment to have town water and sewer. We need to raise the level of the road to go over the culvert. In order to do that, we need to expand the roadway slope which will result in a minor impact. To allow the installation of the waterline we need to cross a wetland with a maximum 20' wide disturbed area and then it will be restored to its original condition. There will be no permanent impact to the wetland. The alternative to crossing the wetland would involve approximately 600 additional feet of drilling and blasting still within the buffer of the wetland. The other impacts are drainage issues related to this site. The environmental impact will be negligible. It is environmentally advantages to be on water and sewer. The alternative would be to install larger on-site leach fields which would be potentially a greater source for groundwater pollution. This has been submitted to the Conservation Commission for review. There is a letter in your packet from the Conservation Commission. The Conservation Commission recommends that this application be approved. This use is not associated with traffic problems. The use will not be detrimental to the character or enjoyment of the neighborhood. The use will not be contrary to the public health, safety, or welfare. The construction of the sewer will greatly decrease the potential for human waste to enter the groundwater system. The proposal will not adversely affect the aesthetic or recreational value of the adjacent wetlands. The

restoration of the wetland to its original condition will leave the downstream and abutting properties undisturbed. The replacement of culverts and improvements to ditching will further protect butting and downstream properties. A great deal of work has gone into this project and I believe we have shown the board that we have been consistent with the purpose and intent. Hearing closed at 7:15 PM.

DELIBERATION

2875: WINNIPESAUKEE PLAYHOUSE:

Clark- I was glad to see the Conservation Commission was on board with this.

Pelczar moved, Clark seconded, IN CASE # 2875, I MOVE THE APPEAL FOR A SPECIAL EXCEPTION (ARTICLE V- SECTION D-9 G, 4 A) TO ALLOW INSTALLATION OF A WATERLINE, EXTENSION OF A ROADWAY SLOPE, IMPROVEMENTS TO EXISTING ROADWAY & UTILITIES, CONSTRUCTION OF A SANITARY SEWER, AND REPLACEMENT OF CULVERTS AND DITCHES, TAX MAP S23, LOT. NO. 26, 27, 28, LOCATED ON RESERVOIR ROAD IN THE BUSINESS & INDUSTRY BE GRANTED, AS IT MEETS THE CRITERIA FOR A SPECIAL EXCEPTION Voted 5-0 in favor.

Meeting adjourned at 7:30 PM

Respectfully submitted,

Christine Tivnan
Planning/Zoning Clerk

Approved by the Meredith Zoning Board on _____, 2009.

Jack Dever, Chairman