

1 **TOWN OF SUNAPEE**

2 **ZONING BOARD**

3 **AUGUST 09, 2012**

4 **PRESENT:** Edward Frothingham, Chair, Dick Katz, Clayton Platt, Daniel Schneider, Bill Larrow, Alternate,
5 Roger Landry, Zoning Administrator

6 **NOT PRESENT:** Aaron Simpson

7 **ALSO PRESENT:** See Attached Sign-In Sheet

8 Chairman Frothingham called the meeting to order at 7:00PM

9 **ZONING ADMINISTRATOR**

10 Roger Landry informed the Board that the Planning Board met on July 19th and heard several cases. One
11 case that was approved was a subdivision / lot line adjustment and annexation for the Dellinger's which
12 is on the corner of Perkins Pond Rd and North Rd. Another approved case was a minor subdivision of a
13 49.2 acre parcel into two lots which is the lot that Michael Mayo from Weathercheck owns. Another
14 case which was approved was a Site Plan Review to establish the roofing company, Weathercheck, as
15 approved by the Zoning Board on Brook Rd. The approval had a limitation of hours of operation from
16 7:00 am to 6:00 pm, and he is allowed to keep 6-8 vehicles on the property with 7 parking spaces. There
17 was a case for a subdivision / lot line adjustment for Dykeman on Sunny Lane. The case was reapproved
18 at the August 2nd meeting.

19 At the August 2nd meeting, the Planning Board approved a Site Plan Review for Richard Bly's machine
20 shop to do the wood processing business as well.

21 **CASE 12-16: PARCEL ID #: 0134-0013-0000, VARIANCE OF ARTICLE III, SECTION 3.20. INCREASE**
22 **IMPERVIOUS LOT COVERAGE FROM 30% TO 35.3%. A REDUCTION FROM EXISTING 50.1% TO**
23 **ACCOMMODATE A REPLACEMENT RESIDENTIAL STRUCTURE. 233 LAKE AVE., MICHELLE DAVIS**

24 **CASE 12-17: PARCEL ID#: 0134-0013-0000, VARIANCE OF ARTICLE III, SECTION 3.10. REDUCE ROAD**
25 **FRONT SETBACK FROM 50 FT TO 18.5FT TO ACCOMMODATE CONSTRUCTION OF A NEW GARAGE. 233**
26 **LAKE AVE, MICHELLE DAVIS.**

27 **CASE 12-18: PARCEL ID#: 0134-0013-0000, VARIANCE OF ARTICLE III, SECTION 3.10. REDUCE SIDE**
28 **SETBACK FROM 10 FT. TO 3.42 FT. TO ACCOMMODATE CONSTRUCTION OF NEW STAIRCASE. 233 LAKE**
29 **AVE., MICHELLE DAVIS.**

30 **CASE 12-19: PARCEL ID#: 0134-0013-0000, VARIANCE OF ARTICLE III, SECTION 3.40. REDUCE**
31 **WATERFRONT SETBACK FROM 50FT TO 26.45 FT AND 32.74 FT TO ACCOMMODATE CONSTRUCTION**
32 **OF A NEW DECK AND RESIDENTIAL STRUCTURE. 233 LAKE AVE., MICHELLE DAVIS.**

33 Charlie Hirshberg from CLD Engineers presented the merits of the cases which were continued from the
34 July 12th meeting. Mr. Hirshberg presented the requested certified boundary survey to the Board. Mr.
35 Hirshberg said that there was a 1/10th variation from what they had previously. Mr. Hirshberg explained
36 that on one side was a boundary line agreement that Cliff Richer did and the other side Mr. Platt had
37 previously surveyed for the abutters. Mr. Hirshberg continued that there is no variation from their plan
38 versus the survey so the setbacks did not change.

39 Mr. Hirshberg presented a copy of the requested Shoreline permit to the Board. Mr. Hirshberg also
40 presented a copy of the Plan with the address change.

41 Mr. Hirshberg explained that there is a 30' vertical drop from the road to the concrete deck at the
42 water's edge and that is in 97' of horizontal run. Mr. Landry asked and Mr. Hirshberg explained that the
43 total elevation change from one end of the house to the other going towards the water, the back
44 elevation is 1108 and the front is 1099. Mr. Hirshberg continued that the existing house is 18' from the
45 water's edge and the proposed house is being moved back so it is 32.7' from the water's edge. The
46 existing house has a deck that is 9' from the water and the proposed deck is 26.4' from the water.

47 Mr. Hirshberg explained that between the waterfront setback and the road setback, which are 50' each,
48 with this site if you subtract those you end up with around 9'. Mr. Hirshberg continued that the new
49 house, not including the garage, will meet the side setbacks. The garage that is proposed is actually
50 further from the side setback than the existing but they are putting a set of stairs on the property line
51 side of the garage. The existing garage is still closer to the side setback than the proposed stairs. The
52 existing garage is 15.7' away from the center line of the road and the proposed is between 18' and 19'
53 off the center line. There is also pavement right up to the door of the existing garage and they are
54 proposing pervious pavement in front of the garage, between the road and the garage, and also in the
55 parking area.

56 Mr. Hirshberg said that the proposed house is 32' in depth and the existing house is 44'. Mr. Hirshberg
57 said that the total square footage of the house, deck, and garage is 2250 square feet. The existing house
58 and attached deck is 1982 square feet and the garage is 360 square feet, this does not include the
59 outside steps.

60 Mr. Hirshberg said that what is important to look at is the impervious area because the existing
61 impervious area is 3650 and the proposed is 2714. Mr. Hirshberg explained the two tables on the
62 proposed Plan to the Board. Mr. Landry asked if the two tables were done before or after the survey
63 and Mr. Hirshberg replied that they were done before the survey. Mr. Landry asked if the survey
64 increased the size of the lot which would have affected the numbers in the table and Mr. Hirshberg said
65 it would be a minimal change. There was further discussion regarding the tables as well as the benefits
66 of pervious paving as opposed to impervious paving.

67 Mr. Hirshberg explained that there are a lot of features on the site which relate to storm water and
68 runoff. In addition to the pervious paving these include the pervious patio on the lake side, the gutters
69 on the roof that feed into the stone bed under the patio, and the rain garden. Mr. Landry asked what
70 happens in the winter. Mr. Hirshberg explained that it is set up above the water table and, assuming the

71 gutters function, when the water gets trapped in it there isn't the same kind of frost action with stones.
72 There was further discussion regarding the drainage. There was a discussion regarding the gutters and
73 filtering the gutters. Mr. Hirshberg also explained that bark mulch will be used in the rain garden as it
74 collects the sediment and then it can be raked out and replaced as needed.

75 Mr. Hirshberg went over the Variances that they have applied for. There a Variance for the waterfront
76 setback because even though they are moving back they are still within the setback. The Variance to
77 the road setback is because both the garage and the house are still within the 50' setback. The Variance
78 for the side setback on the garage side is because of the stairs. The last Variance is for the 35.3%
79 impervious lot coverage which is much lower than the existing which is 50.1% but higher than the 30%
80 maximum.

81 Mr. Schneider said that if the Variances are approved they should be subject to the Shoreland Impact
82 Permit.

83 Chairman Frothingham stated that Mr. Larrow would be voting tonight in place of Aaron Simpson.

84 **CASE 12-16**

85 Daniel Schneider made a motion to approve Case 12-16: Parcel ID #: 0134-0013-0000, Variance of
86 Article III, Section 3.20 to increase impervious lot coverage from 30% to 35.3%, a reduction from existing
87 50.1%, to accommodate a replacement residential structure on 233 Lake Ave., applicant Michelle Davis.
88 Subject to the conditions noted in the Shoreland Impact Permit 2012-1663. Dick Katz seconded the
89 motion. The motion passed unanimously.

90 **CASE 12-17**

91 Clayton Platt made a motion to approve the Variance of Article III, Section 3.10 to permit the
92 construction of a structure 18.5 feet from the center line of Lake Ave. and the front setback with the
93 condition that all construction take place according to Shoreland Impact Permit #2012-1663 for Case 12-
94 17: Parcel ID# 0134-0013-0000. Dick Katz seconded the motion. The motion passed unanimously.

95 **CASE 12-18**

96 Daniel Schneider made a motion to approve Case 12-18: Parcel ID# 0134-0013-0000, Variance of Article
97 III, Section 3.10 to reduce side setback from 10' to 3.42' to accommodate construction of a new
98 staircase on 233 Lake Ave., applicant Michelle Davis. Construction is subject to Shoreland Impact Permit
99 2012-1663. Clayton Platt seconded the motion. The motion passed unanimously.

100 **CASE 12-19**

101 Daniel Schneider made a motion to approve Case 12-19: Parcel ID# 0134-0013-0000, Variance of Article
102 III, Section 3.40 to reduce waterfront setback from 50' to 26.45' to accommodate construction of a new
103 deck and residential structure at 233 Lake Ave, applicant Michelle Davis, subject to the conditions of
104 Shoreland Impact Permit 2012-1663. Dick Katz seconded the motion. The motion passed unanimously.

105 Changes to the minutes from the July 26, 2012 meeting:

106 Clayton Platt made a motion to accept the minutes of July 26, 2012 as written. Dick Katz seconded the
107 motion. The motion passed unanimously.

108 Dick Katz made a motion to adjourn the meeting at 8:45 PM. Daniel Schneider seconded the motion.
109 The motion passed unanimously.

110 Respectfully submitted,

111 Melissa Pollari

112

113 _____

114 Edward Frothingham

_____ Aaron Simpson

115 _____

116 Dick Katz

_____ Clayton Platt

117 _____

118 Daniel Schneider

_____ Bill Larrow