

APPROVED
Zoning Board of Adjustment
Meeting Minutes
October 11, 2016

Members: Steve Filipi, Gretchen Wittenborg, Bob Handy, alternates Carmen Yon seated for Jack Ernst and Chad Beede seated for Cathy Davis.

Others Present: Susan Silverman, Selectmen's Representative, Sue Wood, alternate ZBA member, Paul Grasewicz, project engineer, John LeClair, project contractor.

CTO: 7:05 PM.

7:00 PM Public hearing continued. Jacqueline Wood appeal for variance to replace two dwelling structures on the subject lot and consolidate building footprint into one structure on property located at 446 East Lake Road, Map 23, Lot 3, Rural District.

Filipi seated alternate Carmen Yon for Jack Ernst, and alternate Chad Beede for Cathy Davis, who attended the meeting but recused herself from the hearing.

Filipi read minutes of the ZBA site walk conducted on September 15, 2016. Yon amended the minutes by adding the word "north."

Filipi asked about placing a septic system on the site, saying he thought it would be very difficult given the size of the lot. Grasewicz agreed and said the State wants the holding tank replaced with a new 2000 gallon holding tank. A well will be drilled on the right side of the property on the street side.

Asked about a well, Grasewicz said it will be a drilled well and that the well radiuses all work. However, he added that they will record a "well release waiver" to insure the town is not liable for any contamination caused by the well's proximity to a town road. Filipi noted that the State will require that a well so close to a road has installation requirements. Mr. Grasewicz said a holding tank permit will not be issued until the well release waiver is in place.

Grasewicz distributed plans showing the lakeside elevation of two proposed structure options and the second floor plans for both options. Grasewicz reviewed the 'variance plan' specifics with the Board. Handy asked how long the existing dock is. Grasewicz estimated 40 feet. He also said the height of the proposed structure is 22.7 feet at the peak of the roofline.

Handy said he thought the house was to be a Cape, but the plan makes it look more like a Colonial. Mr. LeClair said there will be a dormer on the street side with a shed roof, but the ridge line will remain the same.

Filipi asked if the dock will be seasonal or year around. Mr. LeClair said the new dock will be aluminum and will be seasonal. Filipi suggested checking with NH DES regarding new rules for docks.

The Board asked about the proposed garden, wondering what kind of garden it will be. Ms. Wood said it will be a flower garden.

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Susan Silverman said because the site is so small and close to the Lake, she wondered where debris from both the removal of the existing structures and the new construction will go. She added that an on-site dumpster may limit on-site parking for workers. She asked about management of runoff during construction.

Handy asked if the project would be completed before winter. Grasewicz said they need a Shoreland protection permit, adding that this permit is required before a permit for the holding tank can be issued.

Grasewicz noted that the plan now calls for a notch in the proposed deck to insure that the elm tree will not have to be removed. He added that no trees on the lakeside will be removed. He said they don't plan to take any trees, unless the State gives permission.

Wittenborg asked about access/egress. Two doors on opposite sides of the home are planned. The home will be 1,536 square feet with two stories.

Yon noted the lakeside bank tapers down. Grasewicz said no material at the shoreline will be disturbed. Silverman said reality is that this is new construction on a very small lot and it will be a disruption of the whole waterfront, even though it will be the same size footprint as the existing structures. Grasewicz said the situation will be better than the existing situation.

The Board asked about dry wells to manage roof runoff, diverting it from both the Lake and the road. Grasewicz said he hadn't looked at the numbers for roof pitch and runoff yet.

Handy noted that this location is the windiest section of the Lake.

Grasewicz said the footprint is all that has been determined; no construction plans are prepared yet. He said the ZBA decision comes before the Shoreland permit.

Filipi noted that the proposed structure is 76% bigger than the existing structures, even though the footprint is the same. He also expressed concern that the demolition of old buildings may involve hazardous material that requires special handling. He suggested an audit to identify hazardous materials in the existing structures prior to demolition.

Filipi said the Board would like to see elevations of the proposed options from all three remaining sides. He suggested consideration of different methods for building close to the Lake; suggesting piers rather than a dug foundation, which may impact living trees.

He said the Board would like to see mature plantings, since they have a better chance of survival. He wants to insure that any digging avoids tree root radiuses.

The Board will want to see the calculations for storm water runoff, and specifics about size and location of the proposed dry wells. Grasewicz noted that dry wells are not to clean runoff water, but to direct it into the ground.

Filipi said he'd like to see less deck, perhaps minimized on the sides, rather than on the lakeside. He wants the new dock to meet state requirements.

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Filipi said he hoped the new structure will not replicate the existing house next door, since it stands out in the neighborhood.

Filipi suggested that the plans might need to go to the Planning Board for review with the Conservation Commission. Grasewicz said the project may be exempt from the wetlands ordinance, citing Land Use Ordinance Section 127-16.1 D, 7.(a).

Filipi asked the Board if there was a consensus of the Board regarding these requests. There is consensus.

Handy expressed his concern that when the existing deck on the lake side is removed, there might be an impact on the land underneath it as a foundation is constructed.

Wood asked if there was some safety mechanism that alerts homeowners that the holding tank is full. Grasewicz said there is an alarm, but it is not connected to the well, nor will it shut off the well.

Silverman asked about snow removal. Grasewicz said parking bumpers are planned for the Lakeside parking area.

Wittenborg said building on piers is intriguing; it might make a difference in the impact of construction on this site. She concurred that mature trees and other vegetation and protecting root perimeters is very important. She added that conforming to the State dock standards is also important.

Handy again raised the issue of the piece of land under the existing lakeside deck, asking what will prevent that piece from falling into the Lake, since a new foundation will be constructed with less than 5 feet to the Lake. Grasewicz said he would review this issue and will also review the flood measurements he's taken.

Wittenborg suggested that Grasewicz also look at how deep the foundation needs to be and what type of foundation might be appropriate in addressing Handy's concerns.

Filipi asked Mr. LeClair his opinion about building on piers. He said it is out of the question. Filipi suggested the possibility of a partial basement and partial pier support.

Filipi moved, Wittenborg seconded and the Board continued the hearing to October 25, 2016 at 7:00 PM.

Minutes. The board reviewed September 13, 2016 meeting minutes. Handy moved, Yon seconded and the board approved the minutes as written. The Board reviewed the minutes of the Site Walk on September 15, 2016. Yon made one amendment. Yon moved, Filipi seconded and the Board approved the minutes as amended.

The Board adjourned at 8:05 pm.