

Zoning Board

April 2, 2008

Memorial Building

7:00 P.M.

These minutes are to be considered draft minutes only until they are approved by the Board at their next meeting.

Present: Cynthia Hayes, Gene Hayes, Barbara Dunlap, Bill Sullivan, Doug George, Tom Naughton, Don Hill (Selectman), Ross Stevens

Election of Officers: Bill made a motion to nominate Cynthia to be Chairman, 2nd by Gene, all members (Cynthia abstained) voted in favor. Gene declined the nomination to be vice-chairman, so Barb nominated Bill Sullivan, 2nd by Gene, all members in favor. Cynthia nominated Tom Naughton for the alternate position, 2nd by Gene, all in favor.

Minutes: The following corrections were made to the minutes of the March 5, 2008 Zoning Board meeting: page 2; lines 1-5 which are Conditions of Approval for the Springfield Power Decision, were changed to match the conditions as stated in the Notice of Decision dated March 12, 2008. Gene made a motion to accept the minutes, as corrected seconded by Bill, all in favor.

Miscellaneous Business: The Board wishes the clerk to follow up with Susan Hankin-Birke to be sure the plans for Tunis LLC have been filed and that the town has a complete set of the final plans. There was discussion about sending Notices of Decision to the applicants; Cynthia thinks it should probably be done through return-receipt mail.

Miller- Area Variances for property on Lamson Lane. Present: Sam Vose. Barb stepped down and Tom sat in. Since the site visit of March 29th was cancelled, a new site visit was scheduled for Saturday, May 3, 2008 @ 9:30 am. A cancellation decision will be made on Wednesday April 30th if there is still too much snow. The town had contacted Ross Stevens for his input. He presented the Board with a letter stating his concerns. Cynthia wanted Mr. Vose at this meeting to be sure he knew what information the Board needed to see on the plans-which includes:

- Legends for all line types
- Wetlands and surface water setbacks(including those on adjoining property)
- Shoreline delineation
- Size of septic system tanks and leach fields
- House dimensions
- Foundation drains
- Notes on the plan for following State Regulations for disposal of soil from the leach field
- All recommended inclusions stated in the letter from Ross Stevens dated August 1, 2007(corrected to April 1, 2008)

Mr. Vose stated that the erosion control measures would be included with the septic plans for the State. Ross suggested that a potential condition of approval of the variance would be State approval of all septic plans and compliance with the Shoreline Protection Act.

For the May 3rd site visit, the following areas/items should be flagged

- Effluent and sewer lines
- Wetlands and surface water(and setbacks)
- House
- Septic tanks and leach fields

The hearing was continued until the site visit and then until the meeting on May 7, 2008 at 7:30pm.

Ball-request for variance to build a deck within 100' of the shoreline of Lake Kolelemook. Present: Brian Ball and his wife. They wish to construct a 12' deep deck on to the front of the house. The house setback is 85' from the Lake. There was a deck on this house, but not for about 10 years. The deck would have concrete footings, and wrap around one side of the house at 4' wide. There is still a sliding door on the front of the house with a 2.5-3' drop. The front yard is fairly flat and all grass according to the owner. The Board wished to view the property so a site visit was set for May 3, 2008, at 9:00am. The hearing would then be continued to May 7, 2008. The Board asked for any available property line markers to be flagged.

The Board would like to find out how many lots around Lake Kolelemook are still undeveloped. There was discussion about materials available for decks and patios which are pervious. Barb and the Clerk will work on this.

By-Laws: The Board worked some more on the by-laws, including alternates and how they would participate, and the clerk position.

The meeting was adjourned at 8:53pm after a motion by Gene.

Respectfully Submitted,

Linda Huntoon, Recording Secretary