ZONING BOARD OF ADJUSTMENT
Meeting Minutes – September 21, 2010

6:00 p.m. Call to Order (Approved 10-19-10)
Review Minutes of July 20, 2010
Correspondence, Other Business

6:05 p.m. ZBA Case #10-09 Thomas Hanson requests a variance from Article VII Section – Appendix C – Table of Dimensional Value – Setbacks – of the zoning ordinance to permit the expansion of the cottage within 5 feet of the condo association’s road. Property is located at 14 Contigiani Dr, Tilton, NH in the Resort Commercial District. Tax Map U2A Lot 1-6.

Members Present: Joe Plessner – Chair, Forester Peverly – Vice Chair, Vicy Virgin, Marina Sumner and Mike Dolpies.

Others Present: Thomas Hanson and Augusta Marsh

Meeting:

6:00 p.m. Meeting called to order.

Minutes: Motion made by V. Virgin to accepted the minutes as corrected, 2nd by Joe Plessner. No further discussion. All voted in favor.

Correspondence:

- Annual Fall Planning & Zoning Conference to be held at The Mountain View Grand Resort in Whitefield, NH on November 13, 2010.

6:05 p.m. ZBA Case #10-09 Thomas Hanson seek a setback variance for 14 Contigiani Drive, tax map U2A Lot 1-6.

Thomas Hanson explained he is in the process to rebuilding his home at 14 Contigiani Drive. I have applied for and received a Shoreland Protection Permit for this project. I came into to apply for the building permit and was told I need a variance for setback from the road.

I am looking to expand the building which there will be a 2 foot extension out the front towards the road which would leaves me 5 ft to the road. I am looking to go up and put in first floor. The building is currently on cement piers. I am looking to put on a 2nd floor.

The Chair visited the site and noted there will be a problem going higher because of the wires.

Mr. Hanson explained that he is not going out the back of the building due to an abutter objection so he would not be disturbing the wires. I have had electric and
phone companies out there and they said the lower wire will need to be raised. I am only extending the front of the building 2 ft.

The Chair notes when visiting the location that all the buildings have a porch or patio on the front that almost go out to the road. You will be adding a porch but will still have 5 ft to the road.

Mr. Hanson presented pictures of other buildings showing there placement to the road.

The Chair asked if Mr. Hanson has an approval from the condo association. Mr. Hanson explained that he had been to the condo association board prior to coming here.

The Chair asked how high the new structure will be. Mr. Hanson stated the current structure is 18’ 7” and the new structure height will be 20 ft. The max height in the condo by-laws is 22 ft.

M. Dolpies asked why Mr. Hanson was here if he has received an approval to rebuild from the condo association. Mr. Hanson explained that when he came in to get his building permit the building inspector informed him this was a non-conforming structure and I needed to seek a variance for setbacks. I thought the whole lot was the only lot I had to be concerned with. I don’t have a legal lot I only have a building.

M. Dolpies asked if Mr. Hanson really needed the variance and if we approve it what does that mean.

The Chair stated the board could approve the variance and have some conditions on the approval such as fire department compliance and a letter from the condominium board of directors approving your plan.

Discussion opened and closed to the public with no comment.

V. Virgin made a motion to grant the variance as applied for with the following conditions:

1. Approval from the T-N Fire Dept for compliance with NFPA rules and regulations.
2. Email or letter from the Winnisquam Resort Condominium board of directors confirming approval has been received from all the abutters for reconstruction of the building.
3. Compliance with all the Winnisquam Resort Condominium rules and regulations set forth in the condominium documents.

Motion seconded by M. Dolpies. Motion passed with 5 affirmative votes.
(Mr. Hanson had the approval letter from the president of the Winnisquam Resort Condominium emailed into the board before the board adjourned.)

Motion made by J. Plessner and seconded by F. Peverly to adjourn the meeting. All voted in favor.

**Other Business:** The Chair had requested Augusta make copies of the March 2010 Board of Adjustment Handbook and a copy was given to each member at this meeting.

Meeting adjourned at 7:05 p.m.

Minutes prepared by Augusta Marsh, Land Use Assistant

(These minutes are subject to the review and approval by the ZBA at the next scheduled meeting.)