



TOWN OF WAKEFIELD, NEW HAMPSHIRE
LAND USE DEPARTMENT

2 HIGH STREET
SANBORNVILLE, NEW HAMPSHIRE 03872
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MINUTES OF THE ZONING BOARD OF ADJUSTMENT MEETING
13 & 15 December 2014

Approved
16 February 2015

MEMBERS		ALTERNATES		OTHERS	
John Napekoski, Chairman	H	George Frothingham	S H	Nathan Fogg, Land Use Clerk & Code Enforcement Officer	H
Sharon Theiling, Vice Chairman	H	Doug Stewart	H		
Ceily Arnone	H	Steve Brown	S H		
Judy Sjostrom	S H	Judi DesRoches			
John Crowell	H				

S=Site Walk H=Hearing

Also present were: Donna Martin (videographer)(S&H), Peter Sjostrom (H)

SITE WALK

1. J Sjostrom called the site walk to order. The three ZBA members present noted the location of the residence, existing deck, and existing concrete slab to the Lake Ivanhoe. After a brief wait to ensure that everyone who was coming had arrived, the site walk was adjourned.

CALL TO ORDER

2. J Napekoski called the meeting to order at 7:00 pm following the pledge of allegiance. The ZBA introduced themselves to everyone present. No individual arrived to present the case to the ZBA. The ZBA moved on with other business to allow time for any representative to arrive if they were intending to be present.

APPROVAL OF MINUTES

3. Minutes from September 15th were reviewed.

MOTION: To approve the minutes from September 15th as written.
Made by: Sharon Theiling
Seconded by: Ceily Arnone
Discussion: None.
Vote: 5-0 in favor of the motion.

- Minutes from October 18th were reviewed.

MOTION: To approve the minutes from October 18th as written.
Made by: Ceily Arnone
Seconded by: John Napekoski
Discussion: None.
Vote: 5-0 in favor of the motion.

- Minutes from October 20th were reviewed.

MOTION: To approve the minutes from October 20th as written.
Made by: Ceily Arnone
Seconded by: John Crowell
Discussion: None.
Vote: 5-0 in favor of the motion.

BOARD BUSINESS

- N Fogg distributed the 3 zoning changes proposed by the PB and one petitioned zoning change.
- The first change revised **Article 3, Permitted Uses** to make similar uses allowed in similar zones, be more restrictive in businesses being allowed in the R-III zone by requiring some to be a home occupation, and to correct footnotes errors from previous edits.
- Article 16, Private Campsites** is being revised again to eliminate the permit requirement and generally simplify the article.
- Three new definitions are being added to Article 33, Definitions: "**Boat & Marine Craft Dealer**", "**Fuel Storage**", and "**Office**."
- The petitioned zoning change is to rezone an area around Perkins Hill Road, Acton Ridge Road, and Province Lake Road. The change is from the R-III district to the Agricultural District. The owner of several parcels wants to preserve the open space. N Fogg noted that a deed restriction would be the better approach to conserve the large parcels.
- J Napekoski opened the public hearing for John Varone, 20 Dearborn Road, TM 110-39 to allow a reduction in the shoreline setback. N Fogg confirmed that the application was complete and that the fees had been paid.
- J Napekoski asked for a motion to accept the application.

MOTION: To accept the variance application as complete.
Made by: Sharon Theiling
Seconded by: Ceily Arnone
Discussion: None.
Vote: 5-0 in favor of the motion.

13. The ZBA discussed the distance to Lake Ivanhoe and noted that there was no dimension shown to the lake. N Fogg noted that the question was really whether or not to allow a wider deck that would not go any closer to the lake than the existing concrete slab on the ground.

MOTION: To accept the 5 variance criteria.
Made by: Judy Sjostrom
Seconded by: Ceily Arnone
Discussion: None.
Vote: 5-0 in favor of the motion.

14. J Napekoski opened the public hearing for public input. D Stewart noted that the approximate distance to the lake was 26 feet, but that did not take into account the deck, which would the distance to approximately 20 feet. G Frothingham was in favor of the application.

15. N Fogg noted that the residence was constructed in 1988 with a note that the footprint matches the existing structure exactly. This indicated that the building has always been non-conforming.

16. J Napekoski closed the public input portion of the hearing. Members of the ZBA felt that they supported the application as long as the deck did not go closer to the lake than the existing slab.

MOTION: To approve the variance provided that the replacement deck does not go closer to the lake than the existing concrete slab.
Made by: Ceily Arnone
Seconded by: Sharon Theiling
Discussion: None.
Vote: 5-0 in favor of the motion.

17. J Napekoski asked if there was any other business to come before the ZBA. Hearing none he asked for a motion to adjourn.

ADJOURNMENT

MOTION: To adjourn the meeting at 7:28pm.
Made by: Judy Sjostrom
Seconded by: Sharon Theiling
Discussion: None
Vote: 5-0 in favor of the motion.

Respectfully submitted,
Nathan Fogg
Town of Wakefield NH
Code Enforcement Officer
Land Use Clerk