

ZONING BOARD OF ADJUSTMENT

August 7, 2012

APPROVED:

4/5/12

---

AGENDA: VARIANCE: ANDREW AND ANN BARTLETT, Aarow Head Point Road, #102-28

VARIANCE: JOHN AND LINDA WYATT, Silver Shores Drive, #111-33.27

ATTENDING: Alan DeStefano (Chairman), Richard Laflamme (Vice Chair), Lorraine Bohmiller,  
Ashley Dolloff, Richard Laflamme (Vice Chair)

ABSENT: Jan Laferriere (Secretary), Larry Denton

OTHER: Public

The meeting opened at 6:00 p.m.

Mr. Bartlett questioned that there is not a full board and could he defer to an alternate meeting. He agreed to move forward with the 4 person board.

**VARIANCE :** Andrew J. and Ann M. Bartlett of 25 Aarow Head Point Road map 102 lot 28  
To replace existing cottage with 4 season home that is 33 feet in height, previous cottage is  
approximately 24.6 feet. Notice to Andrew J. Bartlett revocable Trust, Recardy Revocable Trust, Kenneth  
and Susan Latronico, Joe and Laurie Colpits, Michael and Nancy Saucier and Obrien Revocable Trust.  
Public notice in Laconia Citizen, TV 24 and 3 bulletin boards in the town office. Zero phone calls and no  
written responses. No comments from department heads as well.

The board has reviewed the application. The board commented that the lot coverage  
calculations are there but not verified by land use. The line of the existing cottage is to be demolished.  
There were no further questions. A motion was made to accept the application and was not unanimous  
due to the 3 person board. There were 2 in favor and Mr. DeStefano decided to move forward with the  
application and renew it moving forward.

Mr. Bartlett stated his intention is to replace the cottage that is there and to make it a four  
season residence to be used. He does want to go a foot higher and complete a full set of documents. He  
would like to see if the height is acceptable before he moves forward with plans. Mr. DeStefano  
suggested researching the deed of Aarow Head Rd to be sure of the height restrictions of that area.

Criteria: Mr. Bartlett stated that he would like better use of the cottage and feels going up a half  
story would make the cottage more useful and would like to update it including a new septic system,  
shingles and allow space for family. Mr. DeStefano questioned Mr. Bartlett on his comment of the  
neighbors being able to build up.

There was one attendee opposed to the application due to building up; it will block her view of the lake from her house. She would like the plans to be altered to allow for the upgrade, but not block her view completely. She was able to provide images of her view. Mr. DeStefano commented that the height of the view impacts the neighbor and he has concerns regarding that.

The board has denied the applicant. They can return in 30 days to appeal.

**VARIANCE: JOHN AND LINDA WYATT** 11 Silver shores drive map 111 lot 33.27.

Replace roof with heightened pitch due to interior renovation and add an addition of 6 feet. Notified Raymond Martha Nadeau, Roman Catholic Bishop of Manchester, Walter and Susan Warring, Paul and Tammy Zareus, Carman and Vincent Shana. Public Notice was the Citizen, TV 24 and 3 bulletin boards in the town office, no calls or responses, no comments from department heads were made. Everyone has had a chance to review the application. A motion was made to approve the application and was approved.

Criteria: Mr. Wyatt explained that they would like more living space and larger kitchen to accommodate stools at the counter etc. He has provided drawings to increase the roof height one more foot (for snow load) and accommodate the additional 6 feet addition. The width of the cottage will go from 40 to 46 and the roof will be 23 feet at finished elevation to accommodate the snow load. Raising the roof height was granted at a previous meeting, this variance is for an additional foot. When Mr. DeStefano motioned, there was no one in favor or opposed. When opened to the board for discussion there were no comments. The board granted the variance.

Mr. Wyatt stated that he will submit application for septic permit as soon as the minutes are delivered. He would like to finish up before winter.

**COMMUNICATIONS:**

Nominations for the 25<sup>th</sup> Annual Municipal volunteer of the year awards. From local government center, nominations must be submitted by August 31<sup>st</sup> 2012.

**MINUTES OF JUNE 5<sup>TH</sup> 2012:**

All approved.

**NEXT MEETING:**

The next meeting will be held Tuesday September 4<sup>th</sup> 2012 at 6 p.m. Requests should be submitted by August 10<sup>th</sup> 2012. The Wheel House has submitted a variance for a ramp.

With no other business, Alan DeStefano made a motion to dismiss, seconded by all to adjourn.