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DOLLOFF VARIANCE continued:

Mr. Denton asked if the contour lines shown are accurate. Mr. Dolloff answered that they are (done by Colin Brown) and that a perk test has been done as well. They have chosen the flattest part of the lot.

Mr. Dolloff was then directed to go over the criteria for a Variance:

1. NOT CONTRARY TO THE PUBLIC INTEREST: The lot is already used as a residence on a similar slope. The intent is for a second single residence consistent with the character of the area.
2. SPIRIT OF THE ORDINANCE WILL BE OBSERVED: The lot has a single residence at present, with no run-off or erosion issues. They intend to live in the new home and do not want any of these issues either. They feel that this ordinance is geared more towards lake and water side residential areas and commercial development type subdivisions.
3. SUBSTANTIAL JUSTICE: This plan is the same as the rest of the neighborhood and what is seen through other areas of the town. The State of NH guidelines for steep slope and unbuildable property is 35% or greater.
4. NO DIMINUTION OF VALUE TO SURROUNDING PROPERTIES: The house is to be a 3 bedroom, single residence with a garage which is in character with the neighborhood. They feel that it is more apt to increase the value.
5. UNNECESSARY HARDSHIP: The plan meets all other requirements and stays within the character of the neighborhood. Mr. Dolloff's place of employment requires that he live no further than 36 minutes from work. They have looked around the area allowed and feel that the property that they own already is the best option for them. They are not interested in leaving Bristol. Their plan is no different than what is presently in the neighborhood.

Mr. Denton questioned the condition of employment and it was again explained that Mr. Dolloff must be within 36 minutes of work. Mr. DeStefano asked about the PSNH right-of-way and Mr. Dolloff explained that it used to have poles going through but PSNH has removed them now. They have not used it in some time. Mr. DeStefano then asked about what is on Lot 9. Mr. Dolloff answered that there is nothing there. He added that there is a right-of-way to that property and Dolloff Road which goes to Lot #8 which has a seasonal cottage on it. Mr. DeStefano asked if Dolloff Rd. is a Class VI and said that he is concerned about possible run-off to Lot 9. He asked what they consider to be their hardship. Mr. Dolloff answered that the work requirement and not finding anything else reasonable. He added that the gentleman who owns lot 9 contacted him and asked questions. He did not seem to have a problem with it.

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DOLLOFF VARIANCE continued:

At this time, Mr. DeStefano asked for public comments for the project. There were none. He then asked for any in opposition and again there were none. He then closed the public portion of the hearing after stating that he feels that we must think about a possible condition for run-off controls.

R. LaFlamme made a MOTION, second by L. Denton, to APPROVE THE VARIANCE FOR CHRIS AND ASHLEY DOLLOFF.

Mr. LaFlamme had the same concern about un-off to lot #9 and felt that there should be a contingency plan for run-off. Mr. DeStefano added that they have met all of the criteria. Mr. Denton asked if the subdivision has been completed and Mr. Dolloff stated that the Planning Board advised them to get the Variance first.

A. DeStefano presented an AMENDMENT to INSTALL REASONABLE STORM WATER RUN-OFF MEASURES MIDIGATE THE RUN-OFF DUE TO DEVELOPMENT OF THE LOT AND STRUCTURE. Mr. LaFlamme and Mr. Denton agreed to the Amendment. The motion as amended was then voted on and approved 3 for, 0 against. Mr. Denton added that they have planned for the least elevations and have met hardship. The Notice of Decision was signed, Mr. DeStefano explained the 30 day appeal period, and Ms. Dolloff returned to the table.

15SE03: BRUCE BARNARD REPRESENTING KANE AND SHARON LORAH
The secretary read the application, the list of abutters notified, where the hearing was advertised and stated that there were no phone calls or written responses but there is one reminder from the Assessor's Dept. Mr. DeStefano read the reminder: that the applicants will need 2 permits – a demolition permit with proof that any asbestos has been disposed of properly and a land use permit once Shoreland has been finalized for the new building.

R. LaFlamme made a MOTION, second by L. Denton, to ACCEPT THE APPLICATION AS COMPLETE. The motion CARRIED.

Mr. Barnard read the narrative stating that this is the 5th dwelling from the Big Catch restaurant. They intend to demolish the present 2-bedroom cottage and build a new one a little longer but of the same width. The new structure is to be 7' higher than the present cottage. He added that some of the cottages in the area are 2-story buildings now. No view of the Lake is impeded as, behind the cottage is the entry road to the complex with no cottages. Behind that is Route 3A and no structures on the land beyond that. A new septic plan has been done and they have applied to Shoreland.

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LORAH SPECIAL EXCEPTION continued:

The applicants also propose to build a storm water management system as shown on the plan. The size is determined by percent of impervious area in a 6" rainfall. Standards have been set for this. Overall impervious surface with this plan brings it to 20.8% which is still below Bristol's requirement.

Mr. Denton asked if the new structure will increase the impervious area and Mr. Barnard assured him that it will not. He added that the land is slightly downhill towards old Route 3A (the entrance drive to the complex). Also, storage sheds are allowed in that rear area.

Mr. DeStefano asked if the cottages all have separate septic systems. Mr. Barnard did not know about all of them but did know that there is no central system for all of them and that several have their own system.

Mr. Denton asked if they are just adding to the roof. Mr. Barnard answered in the negative and added that it will be a new building with new construction. Mr. Denton asked if it is still one-story. Mr. Barnard stated that the added height is for a loft. Mr. Lorah added that it is for headspace in the center. Ms. Lorah stated that they need storage as their goal is to stay here for half the year and travel the rest of the time. Mr. Barnard added that the project will make the surrounding property values better. The Board then looked at the Architectural drawings that Ms. Lorah presented.

Mr. DeStefano asked for public input for the project and there was none. He then asked for any opposed and there was none. With that, he closed the public portion of the hearing.

The Board went over the criteria for a Special Exception:

ADEQUATE LOCATION AND ADEQUATE SIZE: The proposed cottage would nearly conform in elevation to other cottages in the condominium. Mr. LaFlamme made a MOTION, second by A. Dolloff TO APPROVE AS THIS HAS BEEN MET. Mr. Denton added that it will make the neighborhood look better and is appropriate for this location. The motion CARRIED.

WILL NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA: The use would not change and a new NHDES septic system is proposed. Mr. Denton felt this was the same as the previous comments. L. Denton made a MOTION, second by R. LaFlamme, to APPROVE THIS CRITERIA. The motion CARRIED.

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LORAH SPECIAL EXCEPTION continued:

NO NUISANCE OR SERIOUS HAZARD TO VEHICLES OR PEDESTRIANS: The setbacks of the proposed structure would not exceed the unit building envelope. Access to the cottage is and will continue via the condominium's private road on site. A. Dolloff made a MOTION, second by L. Denton, to APPROVE THIS CRITERIA. Mr. DeStefano stated that the roads, etc. are existing and Mr. Denton stated that the access remains the same. The motion CARRIED.

NO EXCESSIVE OR UNDUE BURDEN ON TOWN SERVICES OR FACILITIES: The existing number of sites is not increased. Fire & Police can access from 2 ways, and the site would not change its usage type. L. Denton made a MOTION, second by R. LaFlamme, to APPROVE THIS CRITERIA. Mr. DeStefano stated that the ordinance purpose is to prevent excess height. The motion CARRIED.

NO SIGNIFICANT EFFECT RESULTING FROM SUCH USE UPON THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE NEIGHBORHOOD: There is no change in use. A new septic is proposed and access remains the same. Proposed structure would be more nearly conforming to existing structures. R. LaFlamme made a MOTION, second by L. Denton, to APPROVE THIS CRITERIA. Mr. Denton stated that it doesn't change the nature of the complex and Mr. DeStefano added that they are including the nice feature of a new septic plan and a storm water management system. The motion CARRIED.

With all criteria having been met, R. LaFlamme made a MOTION, second by A. Dolloff, to APPROVE THE APPLICATION OF KANE AND SHARON LORAH AS PRESENTED. Mr. Denton felt that this plan is good for the area. The motion CARRIED and the Notice of Decision was signed and the 30 day appeal period was stated.

15SE02, SPECIAL EXCEPTION: TOM VARNEY REPRESENTING CHARLES & JULIE CONVERSE

The secretary read the application, list of abutters notified, where the hearing was advertised, and stated that there were no telephone calls or written responses received and that there is a reminder from the Assessing Dept. Mr. DeStefano read the reminder in which 2 permits will be required: a demolition permit with proof that any asbestos has been disposed of properly and a land use permit once Shoreland has been finalized for the new building.

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CONVERSE SPECIAL EXCEPTION continued:

A. Dolloff made a MOTION, second by L. Denton, to ACCEPT THE APPLICATION AS COMPLETE. The motion CARRIED.

Mr. Varney read the narrative stating that the property consists of a house and 3 guest cottages, built in 1924. The lot is across the street from Newfound Lake with access to the lake on the waterfront lot. The house and cottages were built pre-zoning and do not conform to present building setbacks. The applicants plan to demolish the house and rebuild in the same footprint. The house is old and has several defects and does not meet modern housing standards. The existing roof is fairly flat and the plan is to make it a pitched roof. The increase in the roof line is 5.1' higher than present. The property has an existing septic system and has town water. A replacement septic system has been approved by NHDES and a shoreland permit has been approved as of yesterday. A copy was submitted to the Board.

Mr. Denton asked about the cottages and Ms. Converse stated that they own them and rent them seasonally. Mr. DeStefano asked what is behind their lot and Ms. Converse answered that there are the old Bungalow Village cottages which face up to the west area of the lake. Mr. Converse added that the new roof will be lower than those cottages anyway.

Mr. Varney went over the criteria:

APPROPRIATE LOCATION AND OF ADEQUATE SIZE: Property is residential and is existing.

WILL NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA IN WHICH THE PROPOSED USE WILL BE LOCATED: An increase in the roof line will have negligible impact.

NO NUISANCE OR SERIOUS HAZARD TO VEHICLES OR PEDESTRIANS:
Existing use will not change.

USE WILL NOT PLACE EXCESSIVE OR UNDUE BURDEN ON TOWN SERVICES OR FACILITIES: Existing use will stay the same.

NO SIGNIFICANT EFFECT WILL RESULT FROM SUCH USE UPON THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE OF THE NEIGHBORHOOD:
Increase in roof line has a negligible impact.

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CONVERSE SPECIAL EXCEPTION continued:

Mr. Varney added that they intend to demolish and build in the same footprint. Mr. DeStefano asked about the height of the roof compared to the cottage behind this building and if this is a condo. complex. Mr. Converse stated that the cottages belong to them and the lot is not large enough for condominiums. Mr. DeStefano asked if the septic design approval that they got is only to be implemented if the present one fails or if it will be put in right away. Ms. Converse stated that they got the permit but the State said that they could leave everything as is until such time as there is a failure.

Mr. DeStefano asked public comments for the project; there were none. He then asked for any in opposition and there were none. He then closed the public portion of the hearing.

The Board went over the criteria:

APPROPRIATE LOCATION AND SIZE: R. LaFlamme made a MOTION, second by L. Denton, to APPROVE. Mr. Denton stated that it will be the same footprint with a pitched roof. The motion CARRIED.

NO ADVERSE EFFECT ON THE NEIGHBORHOOD: L. Denton made a MOTION, second by R. LaFlamme, to APPROVE. Mr. Denton felt that this is the same as the previous reasoning. Any interference of views are to their own. The motion CARRIED.

NO NUISANCE OR SERIOUS HAZARD TO VEHICLES OR PEDESTRIANS: A. Dolloff made a MOTION, second by L. Denton, to APPROVE. The motion CARRIED.

WILL NOT PLACE EXCESSIVE OR UNDUE BURDEN ON TOWN SERVICES OR FACILITIES: L. Denton made a MOTION, second by A. Dolloff, to APPROVE. The motion CARRIED.

NO SIGNIFICANT EFFECT RESULTING FROM SUCH USE UPON THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE OF THE NEIGHBORHOOD: R. LaFlamme made a MOTION, second by L. Denton, to APPROVE. The motion CARRIED.

As all criteria had been met, R. LaFlamme made a MOTION, second by A. Dolloff, to APPROVE THE SPECIAL EXCEPTION FOR CHARLES AND JULIE CONVERSE. The motion CARRIED and the Notice of Decision was signed. Mr. DeStefano explained the 30-day appeal period.

MINUTES OF FEBRUARY 3, 2015: R. LaFlamme made a motion, second by A. Dolloff, to approve the minutes as read. The motion carried.

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ELECTION OF OFFICERS:

Ms. Dolloff nominated Alan DeStefano as Chair and Richard LaFlamme as Vice Chair. With no other nominations, A. Dolloff made a motion, second by L. Denton, to accept the nominations given. The motion carried. And the gentlemen accepted.

A discussion of run-off problems followed.

NEXT MEETING: Our next meeting is slated for May 5th. As both Mr. DeStefano and Ms. Dolloff will be away, this will result in only 3 members available. If Ms. Bohmiller cannot attend yet, we shall not have a quorum. Applicants have until this coming Friday to apply. It was determined that the secretary should explain the problem to any applicant who comes in and suggest that they have their hearing at our June 2nd meeting date instead.

With no other business before the Board, R. LaFlamme made a motion to adjourn at 6:40p.m.

Respectfully submitted,
Jan Laferriere, recording secretary