

TOWN OF CENTER HARBOR  
ZONING BOARD OF ADJUSTMENT  
Meeting Minutes  
Monday November 10, 2014

Vice Chairman Chris Williams called the meeting to order at 7:05 p.m. Present were, Jean Meloney, George Lamprey, Anthony Avrutine, John Foley, Steve Condojani, Palmer Smith and Aimee Manfredi Clerk. In the audience property owner David Rose and Tom Murdough of Murdough Design. Absent Board Members were Bernie Volz, Karen Peranelli and Bonnie Burgess.

**Hearing: Special Exception Broder/Rose 57 Keewaydin Road TML 215-029**

The Vice Chairman identifies the voting members for this hearing, Vice Chair Chris Williams, Jean Meloney, George Lamprey, John Foley and Palmer Smith.

The Vice Chairman Chris Williams requests that the Clerk read the Special Exception Application, the Application is read.

Tom Murdough presents the case for his client David Rose by showing the Board the plans that illustrate the current structure and setbacks. Mr. Murdough then shows a plan that illustrates the new structure along with the exterior areas that would be removed which include a deck, a two story section of the home and a screened in porch, but that will be replaced with new decking and porch. The structure will be demolished and a new structure will be placed on the same footprint. The proposed new building, decking and porch areas will be pulled away from the shoreline making the new structure less non-conforming.

Tom Murdough continues, "The new structure will become a two story building placed on the existing foundation. We are using the useable finished space method of the existing structure to determine the square footage allowed. The total existing non-conforming area is 1709 square feet, 20% of that allowable increase would be 342 square feet, making the total allowable non-conforming area as 2403 square feet. Our proposed is 1882 square feet so we do not exceed the 20% in the reconfiguration."

Chris Williams asks about the mention of changes to the driveway. Tom Murdough identifies the existing driveway on the plan. Property owner David Rose speaks to the changes in the configuration of the driveway, he states that instead of parking adjacent to the house he has decided to park on a pad situated on the property and have a longer walk to the property, this stems from issues with plowing. Tom Murdough shows the proposed parking area on the plan. John Foley asks if they have checked with their insurance company. David Rose responds no he has not. John Foley continues, before you propose this you may want to check with them and see if they want it plowed to the house. Chris Williams states, actually they will want it plowed up to the house. That doesn't mean you have to park there but you will need plowed access. This is not something the Town requires but just to maintain insurance.

Chris Williams asks if the balcony is included in the deck calculation. Tom Murdough responds he believes it is.

The Vice Chairman closes the hearing at 7:35

Both Jean Meloney and Chris Williams ask about the crawl space. Tom Murdough responds they would love to give up the crawl space, there are budgetary issues surrounding excavation and ground work, but we are open to discussion about it. John Foley questions whether or not they would be using the crawl space as foundation for a structure. Both Tom Murdough and David Rose respond no. David Rose adds, "I would like to get rid of it if it's not too expensive."

George Lamprey moves to accept the application as submitted. Seconded by John Foley. Vote was unanimously in favor of accepting the application.

APPROVAL OF MINUTES:

Jean Meloney moves to approve the October 27, 2014 minutes. Chris Williams seconded. All were in favor of approving the minutes.

ADJOURNMENT:

Motion to adjourn the meeting, so moved by John Foley seconded by Jean Meloney. Meeting adjourned at 7:49 p.m.

Respectfully submitted,

Aimee Manfredi-Sanschagrín  
Clerk