

Gary N. and Amy E. Mellinger
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Town of Center Harbor
Zoning Board
36 Main Street
Center Harbor, NH 03226

Dear Zoning Board Members,

We moved to Center Harbor at the end of September 2023. We had lived in Londonderry, NH for 26 years raising our 3 daughters. We have always enjoyed our getaways "Up North" and planned on moving to the Lakes Regions once our daughters were old enough to support themselves.

We were looking for a home that we planned to live out the rest of our lives. It had to be one level to minimize the use of stairs. It also needed to have the space to accommodate Amy's passion for quilting and crafts. It also needed to be in an area that permitted agricultural uses, as we planned to raise chickens and honeybees.

We found that place at 199 McCrillis Hill Road. It offered good acreage (over 5 acres), privacy (several hundred feet from the street), along with most of our wants/needs. Looking at the history of the property during the course of putting in an offer, it did have an approved site plan done in December 2006 that expired, but it did include a breezeway and 2 car garage in approximately the area we are proposing to build this garage. It was designed about 25% bigger than what we are proposing. We realized that we would need to start from the beginning, but did not realize that 1 of 2 options might have happened: 1. That there were no wetland or buffer restrictions at the time of approval; 2. The wetlands were not present at the time of the approval.

The one-level structure to be built is 32' x 32' attached to the residence. It will consist of: 2-1 car bays; 1-8' x 8' work area; 1-8' x 10' music room; 1- 10' x 21' sewing/craft room. The area that I am planning to have the garage built falls within the 50' buffer of a non-designated wetland.

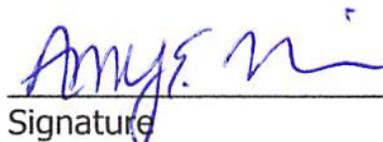
We have had a boundary survey conducted along with a wetland delineation analysis that identifies the property lines, setbacks as well as the wetlands and their accompanying buffers.

Please review the following application and supporting documentation that we hope will provide what is needed for an approval of this special exception so we can move forward and complete our forever home.

Regards,



Gary N. Mellinger



Signature

Amy E. Mellinger