

TOWN OF CENTER HARBOR
ZONING BOARD OF ADJUSTMENT
Monday, May 15, 2023 10:00 a.m.
Site Walk
10 Mayo Shores Lane

Present at the Site Walk: Chairman Bernie Volz, Members Stephany Marchut Lavallee, George Lamprey, Karen Ponton, Alternate Members Tim Nefores, Greg Hime, Alison Toates and Clerk Linda D'Auria.

Public Attendance: Wes Hays (Contractor), Claire Williams (Architect), Garrett & Susan Wein (owners), Walter & Irene Spaulding (neighbors) Maureen Criasia and Catherine Halsey (Conservation Commissioners)

Chairman provided the rules of the site walk, everyone must stay together no discussion between ZBA members pertaining to the case. If a question is asked by a ZBA member it shall be loud enough so everyone can hear. The purpose of the site walk is for the ZBA members to gather information, there shall be no public input. If the public has questions, they may ask those questions when the hearing reconvenes on June 12th at 7 p.m. No decision or votes will be taken during this site walk. I as chairman am responsible for the ZBA members and their location at the property, the public is responsible for themselves. Chairman asks Wes Hays of NorthStar Construction for an overview of what is proposed to be done.

Wes Hays pointed out the markings he sprayed on the property to show the proposed footprint for the build. Walking around the camp he pointed out that the footprint is moving back from the lake as well as the relocation of the septic system which currently is in front of the house (close to the lake). The proposed septic is now planned to be moved back behind the house, further up the property. Mr. Hays then asked Claire Williams (architect) to present her layover map showing where the existing building is and septic system and where everything will be moved back and the and the new planned building.

There was much discussion and questions from board members regarding the wetness of the property and concerns about if this water could potentially fill the proposed crawl space the new home will be built on.

We continued walking up to the back of the property, Mr. Hays explained much of the water running down through the land is again, due to the culverts which have been blocked due to years of storms pushing branches and debris into them and not being cleaned out.

Wes Hays: When they are approved to start, the area we are currently walking through will be cleared out from small trees and scrubs and water redirected.

Chair Volz commented that we need to wait to see whether this land is indeed wetlands, and awaits the Planning Boards review as to the map supplied by Robert Shuey as to whether it is considered wetlands or not.

The Zoning Board is here to see the impact rule on the house, the setback from the lake and the change in the nonconforming structure.

George Lamprey: I see the land does have a bit of a knoll and low spots you can see as you walk up the road there are lots of spots where water can collect and after a good rain spill over and then come down

Wes Hays: If we don't move the house at all we don't need a variance and the Wein's can rebuild in kind.

Chair Volz: We will be waiting to hear from the Planning Board regarding the delineation of the wetlands and if we are to use the existing maps on our website or what they will require.

We all walked throughout the lot and most discussion was directed at the water flow on the property.

Tim Nefores: thanked Mr. Hays for spraying the outline of the house which made it much easier to see where things were going to be built.

Chair Bernie Volz, it's always good to see the actual site and not just look at pictures and drawings.

Chairman asked the board if there are any other questions? There were none. Then this site walk is complete at 11:15 a.m.

This hearing will reconvene on Monday June 12th, 7 p.m. in the Cary Mead Room at the Center Harbor Town Office building.

Respectfully submitted:

Linda D'Auria, Clerk