

TOWN OF CENTER HARBOR
ZONING BOARD OF ADJUSTMENT
Site Walk – Property 24 Dew Point Lane
Thursday, October 11, 2018
9:00 a.m.

Chair Bernie Volz called the site walk to order at 9:05 a.m. Present were members George Lamprey, Jean Meloney. Alternate members Karen Ponton, Stephany Marchut Lavallee and Clerk Aimee Manfredi-Sanschagrín. Also in attendance, Attorney Springer representing applicant Mark Sudbey, John Stephens, Mark Stephens and member of the public and abutter Bill Ricciardi.

I. SITE WALK – 24 DEW POINT LANE

Chairman provides 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 the tentatively scheduled date of Monday, October 15th 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 John Stephens of Stephens Landscaping for an overview of what was done.

Chairman starts by stating the patio the Board is standing in front of is the patio the applicant is proposing to change to a pervious surface. John Stephens states the joints will be removed and replaced with pea stone so the water filters down the joints and through. Chairman states the patio will stay the same other than replacing the joints with pervious material. John Stephens responds yes and adds the goal is to disrupt the least amount that we have to. Chairman asks if the material underneath is already set up to handle water flow? John Stephens states yes it's usually standard that we have 6 inches of 1 ½ stone and then a course drainage sand on top of that. Chairman states, and then the patio around the outdoor kitchen would be removed and the outdoor kitchen would stay as is in the proposed plan? John Stephens responds that is correct. John Stephens adds that the stepping stones that are visible closer to the water front would continue up towards the main patio and into the kitchen area to provide stable footing at the grill.

John states the grilling station has no water just a trash bin, side burner and grill. Chairman asks if there is power at the outdoor kitchen area and John Stephens responds yes there is power. Chairman asks if that is for an outdoor refrigerator and John Stephens responds yes.

Board walks the area. George Lamprey asks about the units under the grill area. John Stephens shows the Board the trash bin, cabinet/storage space under the grill and the refrigerator. Stephany Marchut-LaVallee asks if the area around the kitchen will be changed to grass. John Stephens responds yes with a few stepping stones. Jean Meloney asks if the patio stones are being removed from only one side of the kitchen area. John responds they will add a few stepping stones on the backside for the stools to be on solid footing and the rest would be stepping stones. The surface around the natural table down below would have the patio stones removed as well and turned back to grass. There will be no stepping stones in that area.

John adds the other item in the proposal was to add an infiltration system at the end of the driveway where the lawn starts and trench to handle additional water runoff from the driveway. A lot of the water is pitched to the well on the side of the driveway.

Chair asks Attorney Springer if we are likely to meet on Monday or does he not have that decision yet? Attorney Springer states they are still waiting on the report from Nichol Rosebury and that it may be safer instead of waiting until the last minute on Monday, to request the hearing be continued to November. Attorney Springer states as soon as they receive the report they will send it to the ZBA clerk for the Board to review in advance of the hearing.

Attorney Springer states he would submit a formal request to continue to November for the ZBA's files. Chairman states Monday's meeting would be cancelled but after discussing with Town Attorney Laura Spector-Morgan, per RSA the Board needs to meet to vote on continuing the hearing to November.

Meeting will reconvene on Monday, October 15th at 7 p.m.

Site visit completed at 9:24.

Respectfully submitted by Aimee Manfredi-Sanschagrin.