

TOWN OF CENTER HARBOR
ZONING BOARD OF ADJUSTMENT
Site Walk – Property at 199 McCrillis Hill Road, Tax Map 222-012, Case 2024-02-20
Monday March 25, 2024
3:00 P.M.

Chair Bernie Volz called the site walk to order at 3:03 p.m. Present were Members George Lamprey, Karen Ponton, Stephany Marchut Lavallee, Alternate Member Gregory Hime and Clerk Helen Altavesta. Also in attendance, Gary and Amy Mellinger. Timonthy Nefores and Alison Toates were absent with notice. Jean Meloney, reported prior to the meeting that she was unable to attend.

I. SITE WALK – 199 MCCRILLIS HILL ROAD

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 scheduled date of Monday, April 1st 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 Gary Mellinger to explain the lay of the land if you could and answer any questions the members might have. The visual is two (2) feet of snow which had fallen the Saturday before.

Gary Mellinger pointed out the blue ribbons that show where the non-designated wetlands are located on his property. The Chairman asked what the orange stake was and Gary Mellinger said it was not from the surveyor it was where Gary put it so he could visualize the property line. Gary explains that the blue flags go all the way down to the Prime wetlands. It's like a seasonal brook, more like a runoff. Greg Hime asked where the leaching field was. Gary showed the back of the house by the clothes line. The Chairman asked how far away was the non- designated wetlands from where we were all standing. Gary said around thirty-four (34) Feet.

Greg Hime asked if the surveyor had a comment about the cement dry well. Gary said that he did not. It does not show up on any of the maps or the Town's GPS map. Chairman asked if the brook was seasonal. Gary said it was mostly runoff but there was a spot where Bill Doucette the Code Enforcement Officer noticed vegetation and knew that he would need to come to the ZBA. Gary said that after this snow and this time of year it will be a stream.

Stephany Marchut Lavallee asks about the driveway. Gary said that it is mostly dirt and some gravel over in front of the shed. The Chairman asked it is a Ledge pack and Gary said the driveway was here when they bought the house. Greg Hime asked if the area around the construction site was all the same level and filled in. Gary said yes and it was the same level. Gary mentioned he had taken down some trees, in this area, a few oaks, two or three birch trees and some pine trees that he was nervous about falling. I was concerned about it falling on the house. The piles of snow are the dirt piles from the construction area.

Gary showed the board where the well head was in the font of the other side of the house, away from the site. The oil fill hook up is also on the other side of the house and the propane is around the corner in the back of the house. George Lamprey and Greg Hime walked along the snow to see the back of the house. The Chairman asked if it was a walk out basement, which it was.

Meeting will reconvene on Monday, April 1st at 7 p.m.

Site visit completed at 3:20.

Respectfully submitted by Helen Altavesta.