

Call to Order: Chairman Matt Morton called the meeting to order at 7:07 p.m. Members in attendance: Edna Mosher, John Frink, Mike Marconi, and Town Planner Tom Morgan. Ralph Estes was late for the meeting and did not participate in the first hearing.

Correspondence: One from Conservation Commission regarding request from Granite State Minerals. There was discussion on Conservation Commission's comments.

Minutes: Marconi made a motion to accept minutes of April 5, 2010, Mosher seconded; motion carried.

Public Hearings:

A) A proposal by Steve & Melissa Prefontaine to construct a garage approximately 70 feet from wetlands where Article XI Section 7 of the Zoning Ordinance requires a 100-foot setback. The property is located at 888 McIntyre Road, Tax Map 23, Lot 8-1.

Prefontaine presented a picture of proposed building along with signatures of abutters. There were various questions from Board members regarding construction and location of building. Board asked if there would be electricity to the building; yes, underground. In addition applicant was asked if he planned to have an apartment over the garage. He did not.

Marconi moved to accept the request; Mosher seconded. Mosher reviewed the five Boccia criteria: effective on property values, public interest, hardship, and spirit and ordinance, all criteria met. Chair called for a vote. All in favor, motion carried.

B) A proposal by Evelyn Ferland to expand her dwelling at a location that is 38 feet from wetlands where Article XI Section 7 of the Zoning Ordinance requires a 100-foot setback. The property is located at 19 Captains Landing, Tax Map 16, Lot 7.

Bruce Ferland, son of applicant presented proposal. Original footing for foundation was 38 feet. Because applicant wants the building to be further from the road they are proposing 32-33 feet from wetlands. Foundation will be 24' wide and 30' long. Frink questioned original request of 24' wide and 24' long. Request for new proposal to expand her dwelling would have to notify public and abbutters of change of footage from wetlands. Applicant said she did not want to come back.

Being no other questions, the request was closed for public discussion. There was various questions regarding size, number of windows, there are to be three, size of windows, 4'X6'. There were other questions regarding trusses and problems with flooding. Marconi moved to accept request, Estes seconded. There being no further questions, motion was carried.

Frink moved to adjourn the meeting, Prefontaine seconded, motion carried, meeting adjourned at 7:35.

Respectfully submitted, Sandra Sweeney, Secretary