

PRESENT: Mack, Chairman; Hawkins; Pelczar; Edney, Code Enforcement Officer; Tivnan, Clerk

Hawkins moved, Pelczar seconded, THAT WE APPROVE THE MINUTES OF MARCH 9, 2006, AS PRESENTED.

### **PUBLIC HEARING**

Mack – As Chairman I would like to make a motion. Mack moved, Pelczar seconded, I MOVE THAT OUR MEETINGS WILL NOT BE TELEVISED UNLESS WE SEE IT TO BE NECESSARY FOR THE BEST INTEREST OF THE TOWN. Voted 3-0 in favor.

**2733: STEPHEN G. MARCHESE:** An appeal for a SPECIAL EXCEPTION to allow construction of a driveway 44' from a seasonal runoff and 38' from poorly drained soils; and a SPECIAL EXCEPTION to allow construction of a house 24' from a seasonal runoff and 38' from poorly drained soils, Tax Map No. U22, Lot No. 59, located on Pinnacle Park Road in the Meredith Neck District.

Marchese- I have owned this property for thirty- two years and we have now decided to build on it. I was advised to get a septic design. David Ames designed the system and advised me that I would need a special exception because of the seasonal run-off. So that is what I am here for. Ames – The seasonal runoff which traverses this property effectively cuts the lot in half; forcing development to occur along the right sideline. We twisted the house away from the line so we could get a driveway in between the house and the lot line and prevent any more erosion then if we had pushed the house up against the line and had a driveway on the other side. We have done everything we can with this lot. Hearing closed at 7:35pm.

**2735: RICHARD G. JUVE:** An appeal for VARIANCE to widen an existing roadway, allow three driveways to 5+ acres and create a turnaround within 50' of a non-designated wetland and a SPECIAL EXCEPTION to upgrade existing roadway, create three driveways and a turnaround within 50' of a non -designated wetland, Tax Map No. S25, Lot No. 27J, located on Wall Street in the Shoreline District.

For the record, case # 2735 wanted a full Board. Mack moved, Hawkins seconded, THAT WE CONTINUE TO APRIL 27, 2006. Voted 3-0 in favor.

**2736: LEONARD ZAICHKOWSKY:** An appeal for a VARIANCE to construct a garage addition with a rear setback of 1', 30' required, Tax Map No. U17, Lot No. 16, located at 93 Pleasant Street in the Shoreline District.

For the record, case # 2736 wanted a full Board. Mack moved, Hawkins seconded, THAT WE CONTINUE TO APRIL 27, 2006. Voted 3-0 in favor.

**2738: DAN & BETTE MUISE:** An appeal for a VARIANCE to construct a 24' x 26' garage with a rear setback of 33', 40' required and a 16' x 16' addition with a rear setback of 27', 40' required, Tax Map No. U03, Lot No. 7F, located at 2 Mass Ave. in the Residential District.

Muise – I just want to say that I appreciated the fact that the cameras aren't running because I am nervous enough. I am here to see about getting a variance for a garage. For the garage I have 33' and I need 40'. The front and side setbacks are met. Hearing closed at 7:40pm.

### DELIBERATIONS

**2733: STEPHEN G. MARCHESE:**

Hawkins - This is a tricky lot and they have done well to meet the ordinance.

Hawkins moved, Pelzcar seconded, IN CASE #2733 STEPHEN G. MARCHESE, I MOVE AN APPEAL FOR A SPECIAL EXCEPTION TO ALLOW CONSTRUCTION OF A DRIVEWAY 44' FROM A SEASONAL RUNOFF AND 38' FROM POORLY DRAINED SOILS BE APPROVED, AS IT MEETS THE CRITERIA FOR A SPECIAL EXCEPTION. Voted 3-0 in favor.

Hawkins moved, Pelzcar seconded, IN CASE #2733 STEPHEN G. MARCHESE, I MOVE AN APPEAL A SPECIAL EXCEPTION TO ALLOW CONSTRUCTION OF A HOUSE 24' FROM A SEASONAL RUNOFF AND 38' FROM POORLY DRAINED SOILS ALSO BE APPROVED, AS IT MEETS THE CRITERIA FOR A SPECIAL EXCEPTION. Voted 3-0 in favor.

**2738: DAN & BETTE MUISE:**

Hawkins – This is not a large lot and Mr. Muise is not asking for a large addition.

Hawkins moved, Pelczar seconded, IN CASE # 2738 DAN & BETTE MUISE, I MOVE AN APPEAL FOR A VARIANCE TO CONSTRUCT A 24' X 26' GARAGE WITH A REAR SETBACK OF 33', AND A 16' X 16' ADDITION WITH A REAR

SETBACK OF 27' BE APPROVED, AS IT MEETS THE CRITERIA FOR A SPECIAL EXCEPTION. Voted 3-0 in favor.

Meeting adjourned at 7:45 pm

Respectfully submitted,

Christine Tivnan  
Planning/Zoning Clerk

Approved by the Meredith Zoning Board on \_\_\_\_\_, 2006.

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John Mack, Chairman