

**TOWN OF SUTTON**  
**Zoning Board of Adjustment**  
Pillsbury Memorial Hall  
Meeting Minutes  
December 17, 2014

**Present:** Zoning Board of Adjustment Members: Bill Hallahan, Chair, Dane Headley, Derek Lick, Doug Sweet, and Ed Canane, Members; alternate, Sue Reel (Carla Krajewski, alternate, was absent); Laurie Hayward, Land Use Coordinator; and representing the Ritz Family: Jeff Kevan, Engineer- T F Moran; Ken Holmes, North Branch – Contractor; and David Udelsman, Architect.

**The meeting was called to order** at 7:05 PM, by Bill Hallahan.

**Chairman Hallahan opened the first hearing.** The Chair asked the LUC to read the notice for the, **Case 2014-08.** The LUC read the notice.

“You are hereby notified of a Public Hearing to be held on **December 17, 2014** at or around 7:00 p.m. at the Pillsbury Memorial Town Hall, 93 Main Street, Sutton Mills, NH, concerning a request, **Case 2014-08:By Ritz Compound Trust, 146 Penacook Road, Tax Map # 08-178,254** for :

1. Variance to Article IV:C.4 for permission to remove the existing porch and construct two additions to the primary structure within the road setback requirement, 27.3 feet from the road rather than the required 46.5 feet; in a residential district.
2. Variance to Article IV:D.2 and Article X.B.2 & Table D1 for permission to remove the existing porch and construct two additions to the primary structure within the shoreland setback requirement, 12.6 feet from the lake rather than the required 50 feet; in a residential district.

Documents are available for your review at the Town Office.”

The Chair read the Articles referenced:

**“ARTICLE IV RESIDENTIAL DISTRICT**

The following provisions shall apply to the Residential District:

C. Frontage and yard requirements:

4. Set Back Building Lines

No building or structure or any portion thereof, except steps and uncovered porches less than 10 feet in width, and fences, except solid fences more than 4 feet high, shall be erected within 46.5 feet of the center line of the traveled way of any 2 rod street”

Kevan stepped forward with plan of the property and explained and showed the existing location and including the outline of the house as it is. He also showed an aerial view of the property. He explained that the house predates ordinances so has always been non-conforming. The Chair asked the architect to explain the design. Udelsman showed elevations explaining changes in entrance. Headley asked about new living space. It was explained porch is being moved. Udelsman stated that they would be adding 465 sq. ft. of living space. Sweet asked if the front addition would be on a full foundation. Udelsman said the front entrance addition would be a full foundation and the porch will be on piers. Lick asked if there will be a difference in size in the porch once the move is made. Udelsman said they added 72 sq. ft. of decking. Asked what the reason for the change it is, he replied that is both for function and aesthetics. The reason for is to move further from the shoreland.

There being no members of the public in attendance, **the Chair moved to close the hearing. Headley seconded the motion and it was voted unanimously to close the hearing.**

Board members completed their worksheets for both variances.

**ZBA 2014-08.1 Lick moved to grant the variance as requested in respect to road frontage setback. Sweet seconded the motion and it was voted unanimously to approve the variance.**

The Board took up the second request, reopening the hearing and there was a brief discussion. Kevan explained that they are actually lessening impact, moving the building back from the shoreland by removing the existing porch and relocating. They do have the shoreland permit. The Chair moved to close the hearing; Headley seconded the motion and it was voted unanimously.

**ZBA 2014-08.2** Canane spoke about the reason behind the removal and relocation of the porch. The Chair stated that at the visit it seemed the change is aesthetic and an improvement. There was a brief discussion about whether the relocation created a less non-conforming situation. Sweet asked the applicant about DES concerns. Kevan explained that the DES approval calls for removing the porch and relocating it further from the lake.

**Lick moved to approve the construction with the condition that the existing porch shown on the plans shown as demolished actually is demolished. Canane seconded the motion and it was voted unanimously.**

**This ended the public hearing on Case 2014-08.1 and .2 Variances.**

**Administrative:**

**Minutes from the last meeting:** Minutes for June 18, 2014 and September 17, 2014 The Chair moved Lick seconded and it was voted unanimously to approve the minutes.

**Other Business:**

**There being no hearings scheduled for January, it was agreed that the next meeting will be held, Wednesday, February 18, 2015 at 7pm.**

**There being no further business, Sweet moved; Canane seconded, and it was voted that the meeting be adjourned at 8:14 PM.**

Respectfully submitted,

Laurie Hayward  
Land Use Coordinator