

TOWN OF CENTER HARBOR
ZONING BOARD OF ADJUSTMENT
Meeting Minutes

Monday, August 14, 2023
7 p.m.

In attendance: Chair Bernard Volz, Vice Chair Jean Meloney, Members Karen Ponton and Stephany Marchut Lavallee. Alternate Members Gregory Hime, Timothy Nefores, Alison Toates and Clerk Helen Altavesta. Member George Lamprey was absent without notice.

Public attendance: Wesley Hays (NorthStar Contractors), Maureen Criasia (Conservation Commission), Garrett & Susan Wein, Walter, Tiffany, Buz and Irene Spaulding, George Earl, Bruce Bond; Claire Wilkens; and Alden Beauchemin (Land Consultant).

The meeting was called to order at 7:00 p.m.

Chair Bernie Volz asked board members to introduce themselves.

Chair Volz elects to wait on the approval of July 10, 2023 and July 31, 2023 minutes, until after the hearings;

PUBLIC HEARINGS

- **Continuance:** 2023-0410.A Variance-Tax Map: 104 Lot: 016 Owner: Garrett & Susan Wein. -10 Mayo Shores Lane
- 2023-0726.A-Special Exception-Tax Map: 104 Lot: 016 Owners: Garrett & Susan Wein- 10 Mayo Shores Lane
- **Continuance:** 2023-0622.C-Variance-Tax Map: 203 Lot: 004 Owner: Mariamne Gurney- 55 Mosswood Road

We had a variance for 55Mosswood Road Map 203 Lot 004 owner Mariamne Gurney and the application was withdrawn today.

Summary:

7/10 Hearing started but continued for site walk.

7/31 Site walk conducted.

8/7 – Letters received in opposition of 55 Mosswood Road Map 203 Lot 004 from:

Engineering, LLC on behalf of TNH Realty-47 MW, LLC ("55 Mosswood Zoning Bard Review Aug 7 2023.pdf")

John J McCormack on behalf of TNH Realty-47 MW, LCC ("FINAL letter to Center Harbor ZBA re Mosswood 08 08 2023.pdf")

Received email correspondence from David Driscoll and Mariamne Gurney withdrawing the Variance for: **2023-0622.C-Variance_Tax Map: 203 Lot: 004 Owner: Mariamne Gurney- 55 Mosswood Road**

Bernie Volz displayed for record Mariamne Gurney email on power point presentation.

August 14, 2023

Bernard Volz,
Town of Center Harbor ZBA Chairman Via E-mail

Dear Bernard,

I am writing you today to notify the ZBA to remove my Variance Application from the Agenda. I am extremely grateful to the ZBA and Hellen for their time and work put into this initial request. In respect of the ZBA's time I choose to build within the 50' setback to the center line.

Best regards,

Mariamne A. Gurney

Next hearing, Chair Volz wanted to hear the special Exception first as there might be pertinent information that could also pertain to the variance. If we gave them one not the other it doesn't

really help them so I would like to review them as a package even though they are technically two separate applications

Voting Members for both the continuation of a Variance case: 2023-0410.A- and 2023-0726.A-Special Exception Garrett & Susan Wein-Tax Map 104 Lot 016-10 Mayo Shores Lane:
Bernard Volz, Stephany Marchut Lavallee, Karen Ponton, Greg Hime and Tim Nefores

The applicant is seeking a special exception because our town Zoning Ordinance says you need a protective buffer of 50 Ft from the wetland, the structure would be in the wetland setback. The Garage is also in the buffer but all we are considering tonight is the house itself, as the Garage has already been approved.

Chair Volz showed the updated delineation Map dated 7/8/2023 for Map 104 Lot 016 which was approved by the Planning Board on August 1,2023

Chair Volz will be Starting with the Special Exception for the Wein's hearings.

2023-0726.A-Special Exception-Tax Map: 104 Lot: 016 Owners: Garrett & Susan Wein- 10 Mayo Shores Lane

A Special Exception is requested as specified in Zoning Ordinances Article 10:7, Table 2 (g) to undertake of a use otherwise not permitted within a Protective Buffer (construction of a "less non-conforming" structure)

Wes Hays North Star Contractor representing Garret and Susan Wein went over the application for why the Special Exception should be granted and how the condition will be met.

1. To prevent the degradation of surface and ground water quality:

The existing house is 90 percent within the 50- and 75-foot setback to Lake Waukegan. To prevent degradation of surface and ground water quality, the proposed new house will be 75 percent past the 75-foot setback, per the Town of Center Harbor. Permits for the modern septic system and shoreland permit have already been acquired and filed with the Town of Center Harbor.

2. To support water resources protection recommendations in the Center Harbor Master Plan and Natural Resource Inventory:

Removal of the existing house that is within the 50- and 75-foot setback to Lake Waukegan, installation of a new, modern septic system, and rebuilding of the newly proposed home will only benefit Lake Waukegan.

3. To provide floodwater storage, groundwater recharge, and terrestrial retention of sediments, nutrients and other pollutants:

By moving the proposed house further from Lake Waukegan, and installing the new modern septic system (which has been filed with the Town of Center Harbor), and installing stormwater runoff mitigation measures, will only add to the protection of Lake Waukegan.

4. To prevent the destruction of habitats for rare, threatened or endangered flora and fauna:

The shoreland permit has been acquired, therefore, by moving the proposed house back onto the old right of way (a gravel road), will have no effect, or threaten the habitats for rare, or endangered flora and fauna.

5. To prevent the development of structures and land uses in areas adjacent to surface and groundwater resources that could contribute to the degradation of water quality:

By moving back from the lake, installing a new modern septic system, and building the new home with stormwater runoff mitigation measures, will improve the water quality compare to the existing house and septic.

6. To preserve and enhance the aesthetic and recreational values associated with surface water and wetlands.

Moving the proposed house back from the lake provides more protection and enhances the aesthetic and recreational value.

7. To protect fish and wildlife habitat, maintain ecological balances, and enhance the ecological values such as those cited in RSA 483A:1, and

To protect fish and wildlife habitat, maintain ecological balances and enhance ecological values, a NH DES shoreland permit has been acquired. This will allow us to build the proposed house back from the lake which will only increase protection of fish and wildlife habitat, and enhance the ecological health of the lake.

8. Prevent unnecessary or excessive expenditures of municipal funds for the purpose of providing and/or maintaining essential service and utilities which might be required as a result of misuse or abuse of wetlands.

There will not be any misuse or abuse of wetlands. There will be no increased impact to the wetlands. There will be no increased impact to the wetlands buffer with the proposed new home. Municipal funds expenditures' is N/A.

B. Alternative proposals have been considered, and that the submitted proposal represents the minimum amount of reasonable, unavoidable environmental impact to the water resource and/or associated buffer areas: and
Have looked at alternative places on lot, however, the placement of the proposed home represents the minimum amount of reasonable, unavoidable environmental impact to the water resource and/or associated buffer area.

C. Environmental impacts to abutting or downstream properties and natural resources have been considered and minimized, and the proposed use will not create a hazard to public health or safety; and

By moving the house further from the lake and installing a new modern septic system will not create a hazard to public health or safety.

D. The proposed construction and design shall include provisions for restoration of the disturbed site as close as possible to its original grade and topography.

The landscape being designed will bring the grade and topography back as close to its original grade as possible.

Part of the special exception Under 10:7 Special Exceptions under additionally

the following shall apply, number 1 to get the written recommendation from the Conservation Commission

Chair Volz asked if Chairman Maureen Criasia wanted to read the recommendation.



**TOWN of CENTER HARBOR
CONSERVATION COMMISSION**
P.O. BOX 140
CENTER HARBOR, NH 03226

Tel: 603-253-4561
Fax: 603-253-8420

TO: Center Harbor Zoning Board of Adjustment
FROM: Center Harbor Conservation Commission
RE: ZBA Case # 2023-0726.A TML 104-016 Wein 10 Mayo Shores Lane,
Center Harbor
DATE: Thursday, August 10, 2023

At a meeting held on 8/4/23 at the request of the ZBA Chairman in accordance with the requirements for a Special Exception per Zoning Ordinance Section 10:7, and after an extensive review and lengthy discussion of project plans & other materials, the Conservation Commission unanimously decided to withhold any specific recommendation to the ZBA regarding approval or denial of the Special Exception application filed in conjunction with the above referenced case.

Rather, the Commission would like to take this opportunity to express its deepest environmental concerns about this project to the ZBA, as outlined below:

1. The Commission is seriously and legitimately worried about the overall environmental impact to abutters, the private right of way travelled by the public, and Lake Waukewan associated with the pending and permitted construction of a 32' x 32' (1024 sq. ft.) garage, parking pad and driveway in the upland portion of the property, sited in the midst of a jurisdictional wetland buffer of a non-designated seepage wetland complex, which includes an associated intermittent stream. The destruction and loss of this well-established wetland buffer, in the face of no mitigation, would likely worsen the volume of and velocity associated with stormwater run-off from a large culvert, due to the buffer destruction replaced by impervious surface. The Commission holds firm to the belief that, regardless of the permit status of this structure in the upland wetland buffer, the overall amount of impervious surface introduced, the pitch, slope and grade (topography) of the property, along with loss of properties creating a palustrine forested wetland complex (tree removal), *may create a direct detrimental impact to the lower portion of the property. There is a potential for the stormwater flowing unimpeded over Mayo Shores Lane to negatively impact the proposed expanded primary structure with a second floor (the cottage footprint of approx. 977 sq. ft total will expand to greater than 2228 sq ft which will include a deck and cement patio area for an outdoor kitchen).*

In turn, an introduction of more stormwater with directional flow onto the lower portion of the property (containing its fair share of impervious surface) will likely create a deleterious ripple impact, expanding the lower

wetland complexes and their buffers. The current size and morphology of the 2 smaller wetlands is unlikely able to handle the level of infiltration and attenuation required to mitigate the stormwater (and its accompanying nutrient load), creating a worsening impingement on the abutting property and contributing to even more stormwater directly entering the lake.

2. The benefits of an installation of a NHDES Subsurface Systems approved (previously permitted) septic system on this property is recognized and appreciated by the Commission, albeit with the leach field being contained within the ordinance - mandated 75' wetlands buffer. This is clearly an improvement over what currently exists by way of Subsurface System disposal, apparently original to the cottage (1923), and has never been updated.
3. The repositioning of the proposed expanded primary structure away from the Town's lakefront setback by 65 net square feet, modestly reducing the area of nonconformity, is considered by the Commission to be environmentally negligible compared to the potential negative impact created by unmitigated stormwater and creation of impervious surface as described above.
4. It is the Commission's wholehearted recommendation to all, including the applicant and their agents, that a comprehensive and effective engineered stormwater management plan be developed and implemented for this **entire property** prior to ANY construction being undertaken.

Respectfully submitted,

A handwritten signature in cursive script, reading "Maureen A. Criasia".

Maureen A. Criasia, Chairman
Center Harbor Conservation Commission

Karen Ponton: Asked what the foot print of the building is going to be.

Discussion on Size of Footprint -1740 square feet (main level) 200 square feet screened room and outdoor is 288 square feet. The impervious patio outside kitchen. If we remove that the amount of the square footage is 1940 square feet.

Chair Volz asked if anyone wanted to speak in favor of the project.

No response

Chair Volz asked if anyone wanted to speak in opposition

Bruce Bond neighbor 2 doors down. Bruce first objection is of moving the road way up into the woods and back down to the adjacent properties. I just don't want the road way moved I'm content to where the road way is it is over 100 years old. Second objection was on the square foot of the proposed house and he had seen some plans at 800-1000 square feet and other up to over 3000 square feet. My apologies if I'm incorrect.

The chair explained that the footage is different for the total square feet of the house which includes the floors and the footprint of the property. What is important is the footprint in the case of the setbacks. The total building with the second floor is 3113 which includes the 200 for the screened room and outdoor patio.

Karen Ponton asked clearly for point of record explain which map and papers that they are looking at because there has been so many plans and different maps and I'm confused.

The Chair explained that the map is from the variance

Karon Ponton wanted to know the size of the footprint of the property.

Claire Wilkens explained 1740 and the main room and 200 for outdoor Kitchen with roof.

Some discussion and confusion if it were patio or screened room.

Chair asked if there were any other objections.

Spaulding the abutter of 2 Mayo Shores Lane said their objection is of the significant change in the storm water happening on the Weins property since May. The culvert under the Mayo Shore Lane has been intentionally reverted to have the water come 100% downhill to our property. There has been zero amount of mitigation of water that is coming down and it has doubled since May. There has been a significant amount of damage to our property and Mayo shore lane and with the intentional diverting of water. I don't think this is allowed in the State of New Hampshire. I appreciate the concerns that The Conservation Commission brought up regarding a stormwater plan. Our concern is the storm water and if it is a problem now what will happen without a stormwater plan but in place. They also are concerned about the Ice and when it rains in January.

Chair Volz said if you have a specific complaint you can go to the Code enforcer for a Fillable complaint Form.

Wes Hays responded.

The run off that they were having was coming from Waukegan Road. The whole side of the pavement is washed out. We also have a permit from the State of New Hampshire to fix the culvert and in September the State is coming to clean out the culvert. Also, they told Wes before September that he could go and clean the edge of the culvert out. When they come back in September that they will have a machine and they will clean the Culvert out under Waukegan. It was poor maintenance on their part and they should have been cleaning it for the last 20 years. Wes met with two engineers for the State. The State is going to clean it out and work their way down because they feel they caused the issue. The issue that The Spaulding's are having this time is the water that came down from Waukegan Road. They put a hard pack berm along their driveway to keep the water from coming down their driveway. The issue we are having now with the water across the road is the Spaulding's had taken the old culvert that was put in back 20 to 30 years ago and they had blocked it and put several pipes in it. The culvert either got washed out which unplugged the culvert or someone cleaned it out. Part of the Weins plans is to fix these things and make them better.

The Spaulding bought the property in 1958 and the culvert on Mayo shore Lane was put in 1947. The output of the water flows to the Spaulding's and they were the ones that put the 5-inch piping in to the culvert in 2007. It fixed the problem until about 5 years ago when it got blocked.

Chair Volz wanted to discuss the Variance before they ruled on the special exception. The chairs concern was the House getting too close to the right way

Wes Hays said on the Right Away being a private matter not a Town matter. It's on the Weins property and it's not being moved up in to the woods its being moved over 1 width of itself. The Right away can be moved.

Chair Volz was showing the difference of the two Dilenation maps

Bruce Bond asked if the road was approved by the town.

Bill Doucette code inspector said it is not a Town matter it is a private matter. It is not a Town road. It would be a civil matter.

More discussion on the road. It's a private matter.

Greg Hime had several questions regarding stormwater Discussion on run off on the top part of the property.

Wes Hayes said point of order not sure why you're discussing the top half of the property as we are requesting a variance for the bottom. We have secured a company to help with a Stormwater runoff plan and landscaping company for this property because we know that there are issues on this property that need to be addressed.

Greg Hime wanted to know the history of the water flow on the property.

Garrett Wein realizes there is an issue it should have been done 10 years ago and his plan is to unblock the culvert and get them working so that the water does not flow into the lake. The goal is to fix the problem and it will benefit the Spaulding and ourselves.

Discussion on the ice in the winter. There was a culvert on the Bratt side and the Bratts had a culvert that collapsed and they removed the culvert years ago.

Karen Ponton talked about the site walk and how the whole property was wet.
Wes Hayes said that was after 10 days of rain. (Wet summer)

Discussion on tree removal.

Greg Hime asked if they had photo of the property before they removed the trees.

Wes Hayes said they didn't remove trees they removed underbrush and dead trees, and some 7-inch trees.

Karen asks the chair to clarify her confusion on what the Weins were asking for.

The chair said that they are not meeting the wetland setbacks either does the existing house but this is technically making the house more nonconforming because they are moving closer to the wetlands. This is why they are asking for a special exception because of the wetland buffer issue.

Timothy Nefores ask Wes what they did with the culvert with the state's approval was it inside the pipe or outside.

Wes said it was outside where the berm had formed. To help the water travel along the road.

Timothy Nefores- how much of the property does the state own?

Wes -I Think around 25 or 50 feet. I met with on-site two engineers from the state and they said they have the right to clean up more.

Timothy Nefores- Would you say there is an opportunity by removing the screened in porch away from the wetlands would it be less conforming.

Discussion on moving the screen house and they had considered different scenarios and none would work

Chair Volz- Before the certificate of occupancy, the building inspector could make sure that the storm water was implemented correctly before he signed off on the building site.

Maureen the chair of the Conservation Commission mentioned working with a prior property owner and helped them with the stormwater recommendation and plan for their site.

Wes Hays mentioned that they are working with a professional architect to develop a stormwater plan but would not be spending any more money if they couldn't move forward with the construction and knew where they could build on the site.

Karon Ponton have you already secured someone.

Wes- We are working with Miricale Farm, put in rain gardens and we also have an engineer working for us. The Wein's want to do it the right way but they are not going spend another 10,000.00 to 20,000.00 to let the board know they have a plan in place.

Karen Ponton my experience with Miracle Farm is that they are just a landscaping company.

Wes they are a Landscaping architect.

Karon Ponton feels that rain gardens is not sufficient for this property. Have you not yet contacted with a wetland scientist.

Wes- I have a wetland scientist next to me and William Evans working with me and we have 3 stamps on the plan of people working with us to help get this done.

Karen Ponton asked if Alden Beauchemin could speak and help the board understand what they will be doing with the property.

Alden Beauchemin Keyland Enterprises I'm a private land consultant, wetland scientist and septic designer and have worked with Bill Evans in the past. I was brought into this project because of its challenges. My expertise is working with problem wetland sites. Wes and I have looked at the natural run off because it needs to be taken care of for the leaching field, etc. What I discovered there is a lot of debris up in the area. There is a tree lying down and this area was not maintained so it was causing the water to flow a certain way. You can do certain things in the state of New Hampshire by hand not with a machine so I showed Wes how he could clean some of this area up. This already has helped the area. The Storm management plan is correct and the Weins plan on implementing one. Bill Evans and I would work together and

what we typically would do is show how the plan would work and we would get some drainage calculations. The plan would need infiltration areas around the house and garage, drip guards, put in some retention areas and bio retention areas and water gardens. They have a cottage in disrepair and the plan is a good improvement, the septic system is a great plan and all and all it will improve the property and the Lake. It is a good improvement. It is a good plan just need to work out the details.

Karen Ponton asked if the culvert on the property would be addressed. Would you be replacing it with a bigger pipe?

Alden Beauchemin that they would be replacing the culvert. He talks to the Spaulding's and are aware of what is happening on their property. He will be working with the wetland Scientist and Engineer to take the concerns of the two properties.

Chair Voltz mentioned the concern was the output of the water goes on to the Spaulding property.

Alden Beauchemin- They will make a Kick back, Temral area to keep the flow of water on the Weins property. The existing property is wet we need to control the erosion and have it function correctly to improve the whole area.

Jean Meloney- Building the house closer to the wetlands what is that going to do to that area?

Alden Beauchemin- They are tight but as long as they put the proper erosion control it will be a better plan. Right now, water is dripping off of the existing structure and water is going everywhere.

Maureen Criasia the chair of the Conservation Commission the end game is to stop the flow of the water into the lake. Drop the nutrient loading in that area. What would you propose for all the water to the lake?

Alden Beauchemin we will address not increase the water.

Maureen Criasia The commission had a hard time giving a recommendation for the special exception of the wetland buffer and the bottom of the property. Because the whole top of this property is a crap shoot right now. The commission felt that they had to look at the property as a whole. The concern was what happens on the top of the property is going to directly impact what happens below on this property. There was two of us on the site walk in June 12 days after a rain event and the ground was still saturated.

Wes Hayes commented to Alan Beauchemin and that is why we brought you in for a consultant.

Chair Volz wanted to discuss the Variance before they considered what to do next.

- **Continuance:** 2023-0410.A Variance-Tax Map: 104 Lot: 016 Owner: Garrett & Susan Wein.
-10 Mayo Shores Lane
 1. Septic System- Tank/Septic System moved
 2. Slightly more conforming.

The Chair showed the two Maps comparing the two.

Wes mentioned that the original map was like a paint roller and the second map is more detailed like a painter's brush.

Alden Beauchemin commented on how he broke down the surface water and wetlands.

Proposing 820 in blue area is within the 75 feet and pink area. Overall, 65 ft shifting.

Chair Volz asked Bill Doucette if the variance was for the septic system.

The septic system was moved but there is a corner of the house that needs a variance.

The Chair verified that the variance is needed for both the 5.31 and the nonconforming.

Confusion on the number of how much is needed for the total square footage of the footprint. Patio or covered area.

Chair Volz asked if we could get exactly what we need to improve. Give us the latest and greatest.

Chair Volz talking about the patio that there could be a condition on the patio.

Discussed the shoreline permit.

Bill Doucette asked if Wes got the application from the state for the shoreline permit.

Karen Ponton said she would like to continue this she was starting to get confused by all the discrepancies in what the deck is, what is covered, etc.

The Chair requested a detailed list on what they are requesting

Garrett Wein mentioned that they had already supplied this information.

Claire Wilkens commented that we had all this information from the first meeting.

Helen Altavesta copied the information from Claire William to the board below:

The proposed home will not have any built space between the lake and 50" shoreline reference line. The impact is reduced by 52 SF. The proposed home reduces the impact of built space between eh 50'-57' line by 13SF. The overall REDUCTION OF IMPACT IS 65SF. The proposed home will shift the reduced impact closer to the 75-reference line.

EXISTING		NET DIFFERENCE		PROPOSED
Between 50-75'	833	13	820 (580 Home, 240 Outdoor Kitchen Roof)	
Between 0'- 50'	52	- 52		0
TOTAL	885	-65		820

The Board members do not remember ever receiving this information.

The patio is not on this map. The outdoor kitchen does have a roof. A lot of back in forth on what is in the blue area and the pink area. The application is showing the difference of the existing house and the new structure and what is the net difference that is in the setbacks for both structures.

Claire Wilkens was showing on the map reducing by 65 ft and shifting some of this away from the lake.

Outdoor Kitchen is part of the structure within the 75ft. Timothy Nefores is asking to reduce the size of the structure by the outside kitchen to be able to reduce what is non-conforming. The, Kitchen is nice but does it need to be a part of the structure. We are trying to give a Variance but we could get a concession so that you don't have to build in kind.

Garret Wein said they want to build the house and right now they have a cesspool and that is not good for the lake. We love the lake and we want to do what is best for the lake and if we have to make some concession, we are willing to.

Motion to adjourn the meeting: Karen Ponton motion to adjourn meeting and continue on September 11, 2023 at 7.00

Seconded by Stephany Marchut Lavallee. **The motion was Denied.**

The meeting will continue.

Let's look if the Variance meets the Criteria's.

Chair Volz said the passing the variance should not be contrary to public interest and the spirit of the ordinance. Must not change character of the neighborhood

Karen Ponton said she feels it doesn't meet the public interest because when she is looking at the whole property putting a much larger home on this tiny lot, they can always build in kind.

Timothy Nefores, said that there has already been upgrades to the neighboring properties and no offense to the property owners but the cottage needs to be upgraded. I think it is in the best public interest to let them build their home. They are going to take care of the water issues and only make it better for the neighbors.

Wes Hayes decides to do a Continuance and come back with a revised plan taking in some consideration from the board. I don't have to do a new application just making correction to the plan, correct.

Bernie Volz said he can just do a continuance.

Wes Hayes said we took the boards advise last month and moved the septic and know we would like a continuance take some of the suggestions from the board and come back with a revised plan.

Bernie Volz said they could come back next month with a revised plan and maybe some adjustments to the application.

Karen Ponton would like to see them build within the existing foot print.

Jean Meloney would like to see the Weins make some modifications to their plans to make it less non-conforming. If they build within the structure now it will only cause more problems for the lake. Construction by the lake would only have more things go into the lake.

Motion for the continuance. Stephanie Marchut Lavallee makes a motion to continuance until the next meeting until September 11,2023.

Second by Bernie Volz All were in favor.

MINUTES:

Approval of the July 10,2023 meeting

Motion: Alison Toates, motions to approve the minutes with a few amendments.

Seconded by Bernie Volz. All were in favor.

Approval of the Site minutes from July 31,2023

Motion: Greg Hime, motions to approve the minutes with a few amendments.

Seconded by Timothy Nefores All were in favor

Other business:

Karen Ponton wanted to remove the word sketches from the building permit and put wording on what the applicant is submitting is accurate and truthful.

Chair Volz said that we can't doing anything about the planning board but we can do this to the Variance, Special exceptions and administration appeals applications. We should put a stronger statement that the applicant is putting truthful information and have the attorney review.

What prompted Karen on the building permit was the confusion on building plans for the construction permit of the garage.

Helen Altavesta mentioned that the 10/22 proposed plan was submitted with construction permit then after approval date of 4/5 plans were submitted on 4/10/2023. This was 5 days after they submitted plans and where for the variance application.

Discussion on the building permits and why the garage was approved.

Bernie Volz there is a 30-Day appeal period for building permits. Discussion on the building permits and how there should be a way to review in a timely manner.

Karen Ponton said things are getting missed maybe we need a full time or two part time code inspectors.

Karen Ponton said the Selectmen doesn't look at the building permits

Helen Altavesta -First the Selectmen receive the construction permits for review. I also send a packet to the Planning Board of all Construction permits and I know that at least the Selectmen Bill Riccardi reviews them because he had commented on a few issues with the permits. One of the issues was that the applications were not legible and he wanted to make sure the applicant filled out the application legibly.

Discussion on if the lawyer was correct about the structures on Mosswood Road

Discussion on the Liability for the town on Mosswood Road regarding the subdivision and the road.

Helen Altavesta said that Charley Hanson wanted to be reminded to talk to Bill Riccardi about the Subdivision.

Meeting adjourned at 10:20 p.m.

Next schedule meeting scheduled for September 11 at 7 p.m.

Submitted by Helen Altavesta.