



Town of Hebron

PO Box 188

Hebron, NH 03241

Phone: 603-744-9994

taxcol@hebronnh.org

ZONING BOARD OF ADJUSTMENT

Minutes of Public Hearing

Tuesday, February 15, 2022

Members Present: Douglas McQuilkin (Chair), Curtis Mooney (Vice Chair); Alison York (Member); Derry Riddle (Member); David Hardy (Alternate) and Carol Bears (Clerk)

Members Absent: Roger LaFontaine (Member); Mark Coulson (Alternate)

Others Attending: Stephen Nix, Alexandra Victor, Robert Victor, Thomas Murdough, Chris Shirazi, Martha Twombly, Mark Coulson,

Time Convened: 6:02 p.m. **Time Adjourned:** 7:04 p.m.

Next Meeting: TBD

Agenda:

1. Discuss and approve the minutes of previous meetings and other administrative matters
2. Hear the application for a variance under Article IV, Section P (shore setback) of the Hebron Zoning Ordinance by Alexandra Tileston Victor Edsall and Robert S. Victor for the construction of a new dwelling and garage to replace the existing structures on the property located at 287 West Shore Road (Tax Map 18-A, Lot 20). (Case no. 287)
3. Any other business that may come before the Board

Call to Order:

The meeting was called to order by Vice Chair Curtis Mooney, at 6:05 PM due to issues with the video conference. David Hardy was made a voting member

Minutes and Other Administrative Matters:

The minutes of the August 24, 2021 meeting were reviewed. Curtis Mooney had three small grammatical suggestion to make. Alison made a motion to approve the minutes with the changes suggested by Curtis. The motion was seconded by David Hardy. The vote was in the affirmative with everyone voting in favor.

Hearing:

Case #287

The applicant was requesting a variance under Article IV, Section P (shore setback) of the Hebron Zoning Ordinance by Alexandra Tileston Victor Edsall and Robert S. Victor for the construction of a new dwelling and garage to replace the existing structures on the property located at 287 West Shore Road (Tax Map 18-A, Lot 20).

The Clerk reported that all fees had been paid, notices sent to the abutters, plus the notice was posted at the Post Office, Town Hall and the Newfound Landing.

Stephen Nix, attorney spoke on behalf of Robert Victor and Alexandra Victor Edsall. The owners were at the meeting and expressed how much they were looking forward to living in Hebron and enjoying the lake.

Mr. Nix explained the existing home would be replaced and would be moved back on the property a bit. A portion of the proposed structure will still be within the set back from the lake but less than the current house. The boathouse will be replaced with a new structure but will be in the same footprint that it is currently using. The living area will be smaller but there will be a deck along the property. This will not require a variance approval as it will conform to the existing footprint. They have received a Shoreline Permit, Septic System approval and Wetland Permit from the State of New Hampshire.

Thomas Murdough and Timothy Stewart from Murdough Designs went over the design and changes that will take place on the property. The property is 12 ½ acres. The board walk would change, the pump house removed and the retaining walls will be coming out and more vegetation would be added to the lake front area. The house will not be as high or as visible as the current house. It will be somewhat tiered on the property. The sleeping wing will be in the back of the house connected by enclosed walkway,

The garage will be located on the property further up the driveway than the current garage. The way the house is tiered on the property the roof overhang will only be about 15.5 sq. ft. compared to the old house which was 12.4 sq. ft. All the necessary drains and vegetation will be placed on the property to address drainage issues.

Martha Twombly as an abutter, conservation committee member and family that was prior owners of the property, thought that the changes to the property were well thought out and would make the property more attractive and protect the lake with less run off from the property. The addition of the vegetation in the front and removing the cement wall in the front would be better for the lake front.

The Board thoroughly reviewed the five variance criteria and unanimously concurred that all were fully satisfied. The Board found that the variance was not contrary to public interest as all abutters were properly notified and none expressed concerns. The Board also believes the spirit of the Ordinance is observed since the building would be moved back from the lake and the additional vegetation would add to the aesthetics of the neighborhood and the value of the property. Substantial justice was believed by the Board to be served as there is no other way to construct a residence on the property. The Board felt that the surrounding property values would increase and rather than negatively affected.

A motion was made by Curtis Mooney to approve the variance under Article 4, Section P (shore setback) of the Hebron's Zoning to replace the existing structures on the property with a new dwelling and garage as depicted on the Northpoint Engineering plans dated June 2021. Condition: to checking with the Compliance Officer on the steep slopes and following all NHDES permits. The motion was seconded by Derry Riddle. The vote was in the affirmative with everyone voting in favor.

Mr. McQuilkin reminded the applicants that anyone could challenge the ruling within 30 days of the Notice of Decision. He told the applicants that the notice would be sent in a couple of days after checking with the Compliance Officer.

Other Business: None

These minutes may be amended at a future meeting. Any changes will be included in the minutes of that meeting.

Adjournment:

There being no other business, Derry Riddle made a motion, seconded by David Hardy, to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 7:04 PM.

Respectfully submitted,

Carol Bears, Clerk