

1 **TOWN OF SUNAPEE**

2 **ZONING BOARD**

3 **OCTOBER 1, 2020**

4 Chairman Simpson called the meeting to order at 6:00 pm and read the Governor's Emergency Order  
5 #12 that authorizes the Zoning Board to meet electronically: Due to the State of Emergency declared by  
6 the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency  
7 Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. The  
8 public has access to contemporaneously listen and participate in this meeting through video  
9 conferencing at the Meeting ID and password on the agenda or by telephone call to the phone number  
10 that is on the agenda.

11 A roll call of members present was taken.

12 **MEMBERS PRESENT BY VIDEO:** Aaron Simpson, Chair; Jeffrey Claus, Vice Chair; Jim Lyons; Daniel  
13 Schneider; Bob Henry; Alternate

14 Mr. Lyons made a motion to appoint Bob Henry as a voting member of the meeting. Mr. Schneider  
15 seconded the motion. A roll call vote was taken: Vice Chair Claus voted yes, Mr. Schneider voted yes,  
16 Mr. Lyons voted yes, and Chairman Simpson voted yes. The motion passed unanimously.

17 **PRESENT IN THE MEETING ROOM:** Nicole Gage, Zoning Administrator

18 **ALSO PRESENT BY VIDEO:** Cathleen Shea; Bradley Weiss

19 **CONTINUATION: CASE # ZBA20-04: PARCEL ID0125-0011-0000: 5<sup>TH</sup> VARIANCE REQUESTED FROM**  
20 **ZONING ORDINANCE, ARTICLE III, SECTION 3.10 & 3.20 TO PERMIT CONSTRUCTION OF A NEW SINGLE**  
21 **FAMILY RESIDENCE WITH THE FOLLOWING: 5: MAXIMUM SURFACE COVERAGE WITHIN THE**  
22 **SHORELINE OVERLAY DISTRICT OF 42.9% WHERE 25% IS ALLOWED; 38 JOBS CREEK RD; CATHLEEN A**  
23 **SHEA & BRADLEY M WEISS**

24 Chairman Simpson asked and Mr. Weiss confirmed that they would like to continue the hearing until the  
25 next Zoning Board meeting. Mr. Weiss said that they received a Shoreland Permit from the State but  
26 their plan is not fully done and they want to ensure that they have everything complete to be able to  
27 submit everything to the Board.

28 Chairman Simpson asked and none of the Board members had any objections to the case being  
29 continued.

30 Mr. Lyons made a motion to continue the case at the request of the applicant. Mr. Henry seconded the  
31 motion. A roll call vote was taken: Vice Chair Claus voted yes, Mr. Henry voted yes, Mr. Schneider voted  
32 yes, Mr. Lyons voted yes, and Chairman Simpson voted yes. The motion passed unanimously.

Chairman Simpson asked and Mr. Weiss confirmed that they are hoping to have everything done in time for the November meeting.

Mr. Lyons asked and Mr. Weiss confirmed that the plans have changed a little bit due to the modifications that were made after the Board voted on their other Variance requests. Mr. Weiss continued that there will also be a new application for some other Variances.

Chairman Simpson asked and Ms. Gage said that the next Zoning Board meeting is the first Monday in November. Chairman Simpson said that if Mr. Weiss and Ms. Shea have new requests then they will need to do new applications and new notices will need to be sent. There was further discussion regarding this matter as Mr. Weiss said that he is not sure what the new plan will look like exactly.

## **MINUTES**

Changes to the minutes from August 25, 2020: Change Line 40 to read "They have talked to their neighbors..." Change Line 81 to read "...on the lower side of the existing site..." Change Line 116 to read "...to emphasize they have taken..." Change Line 165 to read "...for specific and unique circumstances." Change Line 169 to read "...strict enforcement of the Ordinance..."

Mr. Schneider made a motion to approve the August 25, 2020 meeting minutes as amended. Vice Chair Claus seconded the motion. A roll call vote was taken: Vice Chair Claus voted yes, Mr. Henry voted yes, Mr. Schneider voted yes, Mr. Lyons voted yes, and Chairman Simpson voted yes. The motion passed unanimously.

Changes to the minutes from September 3, 2020: Change Line 150 to read "Mr. Platt asked if this..."

Mr. Schneider made a motion to approve the September 3, 2020 meeting minutes as amended. Vice Chair Claus seconded the motion. A roll call vote was taken: Vice Chair Claus voted yes, Mr. Henry voted yes, Mr. Schneider voted yes, Mr. Lyons voted yes, and Chairman Simpson abstained. The motion passed with four in favor and one abstention.

## **OTHER BUSINESS**

Ms. Gage said that she already received an application for the November meeting in addition to the Weiss / Shea case and she has also heard from someone else who will be bringing in an application so the Board may have three cases on the agenda. Vice Chair Claus asked and Ms. Gage said that one of the applications will be for an Equitable Waiver of Dimensional Requirements, one would be for a simple Variance, and then the other will be the Weiss / Shea case. There was further discussion regarding this matter.

There was a discussion as to if the Board must get to each of the cases if something is complicated and takes a lot of time and there is a lot on an agenda. Chairman Simpson requested Ms. Gage check to see what rules must be followed regarding meeting the requirements to give people a hearing.

66 Mr. Schneider made a motion to adjourn the meeting at 6:35 pm. Vice Chair Claus seconded the  
67 motion. The motion passed unanimously.

68 Respectfully submitted,

69 Melissa Pollari