

1 **TOWN OF SUNNAPEE**

2 **ZONING BOARD**

3 **JUNE 2, 2022**

4 **Chairman Claus called the meeting to order at 6:30 PM.**

5 **MEMBERS PRESENT IN THE MEETING ROOM:** Chairman Jeff Claus, Michael Jewczyn, David Munn, James
6 Lyons.

7 **MEMBERS PRESENT VIA ZOOM:**

8 **ALSO PRESENT IN THE MEETING ROOM:**

9 **PRESENT VIA ZOOM:** Shannon Martinez, Town Manager, Daniel Cave.

10 **NEW CASE**

11 **CASE 22-07 PARCEL ID: 0118-0056-0000 SEEKING A VARIANCE FROM ARTICLE III, SECTION 40(J) TO**
12 **CONSTRUCT A DETACHED (2) CAR GARAGE (28X28) WITH A RETAINING WALL OUTSIDE THE BUILDING**
13 **SETBACK LINE AND HIGHER THAN 42". 70 BURMA ROAD; PAUL & SHEILA LEWIS.**

14 Chairman Claus notified the applicants that there are four out of five members present and that they
15 would need three votes to get their Variance approved and asked them if they want to continue. The
16 applicants agreed to proceed further.

17 Thomas Dombroski started presenting the case by reading through the five criteria from their
18 application.

19 Chairman Claus noted that the applicants are asking for more than one Variance, according to their
20 application.

21 Mr. Dombroski confirmed that there are three variances that they are asking for in their application.

22 Chairman Claus explained them that they should present each Variance through a separate
23 case/application and that the Board could only vote for one Variance at this meeting. The Board later
24 established that there are actually two Variances needed about this case, excluding the erosion control
25 plan variance.

26 The Board gave the applicants the option to withdraw their case now and come back for the next
27 meeting to present both cases/variances in separate applications. The applicants were also reminded
28 that they need to fulfill all of the five criteria presented in their case, emphasizing the unnecessary
29 hardship criteria presented in this particular case. They also suggested that the applicants may need to
30 consult more experts on this matter such landscape architects, engineers, lawyers, to get some more
31 advice through the Town and consult the Zoning Administrator about their case.

32 After further discussion with the Board, the applicants have decided to withdraw their case and reapply
33 but asked if there is any way they could be put on the agenda for the next meeting. The Town Manager
34 told them that she will talk to the lawyers the next day about the options and give them update on this
35 matter.

36 Chairman Claus advised the applicants that if they have come to him and asked, he would probably have
37 told them that they would have a really hard time getting the Variance, based on the hardship criteria
38 and that they should try looking at other options, to possibly avoid a variance.

39 MISCELLANEOUS: Review Minutes from Previous Meeting(s). Postponed for the next meetings.

40 OTHER BUSINESS: Chairman Claus addressed the email that he had sent to the members about the
41 Planning Board that is going to start the public hearings for making any amendments for the Ordinance
42 and if they have any suggestions for that.

43 The Board had some discussion about various hypothetical zoning cases.

44 Daniel Cave had expressed concerns about the ability to join the meetings through Zoom and the link to
45 join in.

46 **Chairman Claus made a motion to adjourn the meeting at 8:25PM. Mr. Lyons seconded the motion.**
47 **The motion was passed unanimously.**

48 Respectfully submitted

49 Rajmonda Selimi