CALL TO ORDER:  David Brown, Chair called the meeting to order at 7:00 P.M.

ROLL CALL:  David Brown – Chair, Dean Diemdowicz - Alternate, Mary Clarke - Alternate, Paula Penney - Select Board Representative, Joanie Foss – Alternate/Recording Secretary

CONTINUATION: CASE No. 1022-281: FAY Enterprises, LLC owner of Colony Drive, Map 39 Lot 61-A, requests a variance to Article 4, Lot Requirements, Section 2.08, entitled “Wetland Lots” of the Town of Barnstead Zoning Ordinance which states “There must be fifty (50) feet between the nearest edge of any building and the high-water line of any fire pond, pond, river, stream, brook or other wetland as defined in Article 2. (Added 3/13/18).” If a variance is granted, the applicant proposes to build a new home on said lot and needs relief from the 50’ building setback as part of the proposed house falls within the setback.

Earl Sandford of Sandford Surveying and Engineering presented for Andrey Fedorov the land owner. Mr. Sanford explained that Mr. Fedorov would like to construct a single-family residential home 16.4’ from wetlands, when 50’ is required.

The Board conducted a site visit on December 10, 2022 with a follow-up discussion to be held on December 19, 2022.

Mr. Fedorov began by addressing a question that was asked at the site visit about the driveway easement. He stated that he reached out to the Locke Lake Association for a building permit and the permit was approved. M. Clarke asked Mr. Fedorov if he had applied for a driveway permit from the town. He stated that in working with the association they stated that there shouldn’t be an issue with the driveway easement. M. Clarke reiterated that he still needs to get a driveway permit from the town because the highway department determines where the driveway is going to be. Mr. Fedorov stated that they haven’t wanted to start pulling any permits until they had the go ahead to build. M. Clarke asked what mitigation plans he has as far as the closure of the wetlands. Mr. Fedorov stated that Sandford Surveying and Engineering has a plan for what is going to be done for erosion control as far as water drainage etc. The surveyor did not feel a retaining wall was necessary. Chair Brown noted that at the site visit the markers showing the edge of the wetlands were basically eight feet out in standing water and this was after a dry fall. The zoning ordinance is based on the seasonal high water month which is around April. It was again suggested turning the house sideways to give additional footage between the house and the wetlands. After further discussion the general consensus of the Board was that the wetland markers did not accurately define the wetlands. D. Diemdowicz made a motion to have the wetlands reviewed by a third party engineer to delineate the wetlands and give recommendations on how to place the house taking into consideration protecting plant and wildlife in the area. P. Penney seconded the motion. Mr. Fedorov will reach out to the Zoning Board of Adjustment Clerk to set up a meeting with a third party engineer. A decision on the variance will be tabled until the Board receives the report from the third party engineer.
OLD BUSINESS: None

NEW BUSINESS: None

CORRESPONDENCE: None

MINUTES: Approval of September 24, 2022 and November 21, 2022 meeting minutes - tabled until next meeting.

ADJOURNMENT: P. Penney made a motion to adjourn the meeting. M. Clarke seconded the motion. The motion passed unanimously. Chair Brown adjourned the meeting at 7:50 P.M.

Respectfully submitted,

Joanie Foss
Recording Secretary