

FINAL

Bridgewater Zoning Board  
March 15, 2021 Minutes

Board Members Present: Wayne Thompson, Patrick Roach, Ron Linde, Steve Williams (Chair), Edwin Boyce

Public Present: Deedie Kriebel, Charles Kriebel, Jim Gickas, Paul Fleming, Melissa Mullen, Michael Finnegan, P W Morrill Jr.

Steve opened the meeting at 7PM. Steve explained the file was not available but Selectman Morrill was able to get the file for the Board. Steve reviewed the application and what a request for variance involved. The abutter Charles Kriebel responded with the letter they had sent to The Town which Steve read to those present. Mrs. Kriebel then expressed concern about the proposed building being too close to their building and the possibility of fire spreading.

Paul Fleming stated he felt the 35 ft setback requirement made it impossible for them to build anything on the lot and a 20 ft setback would allow them to build a house. Paul said the building there now doesn't meet the setback requirement. Paul also said that the movement of Pollard Path is contributing to the problem of meeting the setback requirements. Melissa Mullen said she feels they should be able to build a house there by changing the layout perhaps.

Steve asked the Kriebels where they live and they live on Thistle Road. Paul showed a plan to the Board with 20 ft setbacks. Mr. Finnegan explained that Pollard Path was moved to make lots near it more conforming. Steve asked the Kriebels if they would be comfortable with 20 ft setbacks. Mrs. Kriebel said no and they have another house already closer to the water. She said it's not like they don't have a house already.

Steve suggested to Paul and Melissa that they do more homework and come up with some alternatives plans and maybe a smaller house. Other members of the Board also said they felt the house was too big for the lot. Steve suggested they find out where the right away is on Route 3 as it changes in various places from lot to lot and they may be able to move the house closer to Route 3.

Steve suggested the meeting be continued to April 5<sup>th</sup> at 7PM and after further discussion by all parties, it was agreed to continue the meeting till then. The minutes were then reviewed and approved and the meeting was adjourned at 7:45PM

Sincerely,

Denise Stark, Secretary

FINAL

Bridgewater Zoning Board  
April 19, 2021 Minutes

Board Members Present: Patrick Roach, Wayne Thompson, Edwin Boyce, Ronald Linde, Steve Williams – Chair

Public Present: Deedie Kriebel, Charles Kriebel, Michael Ether, Jim Gickas, Mike Finnigan, Jana Carney, Melissa Mullen, Paul Fleming, Matt Barnard, P. Wesley Morrill Jr, Terry Murphy

Steve called the meeting to order at 7PM. Steve asked Paul to explain the changes in the plans. Paul explained they had reduced the footprint of the house substantially and eliminated some of the concerns and tried to meet as many of the setback requirements as possible.

Mrs. Kriebel still had concerns about their privacy and safety. Ms. Mullen said they are more than 40 ft now from any other structures around them.

Steve asked the Board if they would uphold the 35 ft set back requirement or allow the 20 ft setback met by the new plans.

Jana Carney expressed concerns about parking and the driveway and drainage run off concerns and fire apparatus turn around.

Steve said drainage runoff would be addressed through the Shoreline Protection Act. Paul explained the run off is 23% which is below the 30% requirement. Ms. Mullen explained the driveway has been relocated. Matt Barnard explained where the driveway would be located now.

The Kriebel's asked where the septic tank was located and if it was near the lake and if it had been approved and they still had concerns about meeting the 35 ft setback requirement. Ms. Mullen said the septic plans had been approved.

Matt Barnard explained the house would go with the neighborhood and match properties already in the area.

Jana Carney expressed concern that she has not had time to review the new plans or show them to her family's attorney or engineer. Mike Finnegan said their attorney had sent a letter to the Board with concerns. Ms. Mullen said the letter is based on the old plans now. Steve indicated he had not seen the letter. Ms. Carney read the letter to those present. Ms. Carney also asked about the plans being done by both a certified and registered surveyor.

Steven responded saying the letter has a lot of good points but most of them are negated now because of the changes in the plans. Ron Linde explained that in that area, fire trucks usually back down the roads and they have a 1000 ft hose to reach the homes. Steve indicated there is about a 3 ft elevation change from one end of the lot to the other. Steve explained it was his understanding the Mullen's attorney had responded to the letter from the Finnegans.

Mr. Kriebel read the zoning board ordinance regarding the 35 ft setbacks. Steve explained the 75 ft diameter mentioned refers to town maintained roads or roads with cul-de-sacs and this road is neither of those types of roads. Steve also explained the access to the building has now changed. Steven stated when the lots in the area were originally subdivided; the work was done by a certified and registered surveyor.

Mike Finnegan explained the line for Pollard path was moved in an attempt to make the lots more conforming. Ms. Mullen indicated the plans are for the narrowest house now in the area.

Steve asked the Board for a vote if they would be willing to accept the typical 20 ft sideline set back in this circumstance. The vote passed 3 to 2 with Steve Williams and Patrick Roach voting against. Steven explained with the vote to use the 20 ft sideline setback rule; there is no Zoning Board Variance needed now. Steve explained to those present, they had the option to appeal.

Mrs. Kriebel raised concern about a 75 ft setback concerning the well. Matt explained he had recorded the well release when he submitted the septic design. Steve called for the meeting to adjourn which Wayne seconded. Meeting adjourned at 8PM.

Respectfully submitted,

Denise Stark, Secretary

FINAL

Bridgewater Zoning Board Minutes  
June 7, 2021

Board Present: Chair Steve Williams, Ron Linde, Edwin Boyce

Public Present: Daniel Jacobs, David Jacobs, Glenn Westfall, Denise Westfall, Michael Ethier

Steve called the meeting to order at 7PM. Steve asked for a motion to accept the minutes from the prior meeting. Ron made a motion, Ed seconded, all approved.

Next on the agenda was the Jacobs request for a 30 ft variance. David explained where they wanted to put the shed and that it is too close to the boundary line. Steve asked about locating it in back and the Jacobs said the septic system is there. Both Daniel and David indicated this is their preferred place to put the shed and explained there are some trees they could cut down. They also said there is a swale due to the way the water drains in another spot that makes the other spot not a good location.

Denise Westfall, an abutter, suggested a spot for a shed which is one of the places the other neighbors objected too. She explained where the Jacobs currently want to locate the shed is all they will see from 3 different views at their home. Steven explained that a 30 foot variance is a lot to ask for and probably would not pass the Board. Steve started to explain the application process and that all 5 areas must pass for the variance to be considered. Daniel Jacobs interrupted asking the Board if they were going to grant a variance or not. Steve asked the other Board members present and they said no. The Jacobs then got up and abruptly left the meeting saying they know how these things work and they wanted to see a permit for the work Mike Ethier was doing.

The meeting was then adjourned at 7:20

Respectfully submitted,

Denise Stark

FINAL

Bridgewater Zoning Board  
August 2, 2021 Minutes

Board members present: E. Wayne Thompson, Patrick Roach, Roy Linde, Gerard Goddard (Steve Williams out of town)

Public Present: James Gickas, Andy Vailas, Mary Ann Vailas, Paul M. Fleming, Alex Bonner

Patrick called the meeting to order at 6:55 PM. Paul Fleming presented what the Vailas wanted to do which is tear down the existing structure and build a new structure. They also want to turn the position of the house on the lot to make it more conforming. Paul also explained the new house and garage will now be attached.

Ron asked Alex if he had any questions. Alex stated he came before the Board several years ago for a variance and he thinks this is an opportunity for the Board to make an adjustment. Patrick explained to Alex that it is the Planning Board's job to propose changes in the zoning and not the Zoning Board's job. The Zoning Board can only address requests for variances in the zoning. Patrick also stated the reason for the number of feet as respects set back's is a safety factor regarding fire spreading. Patrick explained to Mr. Bonner there is a valid reason for not wanting buildings to be too close together – it is not just an arbitrary number.

Wayne said on River Road there is another development where the lots are also very narrow. Patrick said we can't change what happened in the past, the Board just needs to try to make safe and equitable decisions going forward based on each situation. Jim stated this new house is more conforming than the old one. Patrick asked where the leach field and well would be on the plans and Jim and Paul both showed them on the plans.

Patrick asked about looking at plans allowing more room on one side of the house and it was explained because of the boat ramp and what the State Shore land Protection Act allows, they couldn't go that way. Patrick confirmed with Jim that the other abutters did not have any concerns. Wayne made a motion to vote in favor of the variance, Ron seconded, and all voted in the affirmative. The minutes were reviewed from the last meeting. Wayne made a motion to accept, Ron seconded, and the motion passed. Ron motioned to adjourn, Patrick seconded, and the meeting was adjourned at 7:10 PM.

Respectfully submitted,

Denise Stark

FINAL

Bridgewater Zoning Board  
August 30, 2021 minutes

Board members present: Ron Linde, Edwin Boyce, Wayne Thompson, Patrick Roach,  
Chair- Steve Williams.

Public present: James Gickas, Brad Robinson, Kim Robinson, James Hand, Nancy Hand,  
Larry Kill, Alan Barnard, David Hand, Ellen Hand, Bill Thistle

Steven called the meeting to order at 7PM. Steve asked the Board to review the minutes  
from the last meeting. Pat motioned to accept, Wayne seconded, all approved.

Next Alan Bard presented for the Olsen's. Alan confirmed that all abutters had been  
notified. He showed plans that had both the existing house and the new house on them.  
Alan explained where the variance was needed and if approved, the new house when  
done will be more conforming than the existing structure. Alan stated the plan is already  
approved by NH DES and the Shoreline Protection Act and the request is for one side  
setback. Alan went through the application and explained responses for each section.

Steve asked why the building was being turned the way it was. Alan explained there is  
an existing ditch there` now with an existing drainage pattern that they didn't want to  
affect and the State agreed with this plan. Pat asked if the shed shown is existing and if  
there is going to be any changes to the shed. Alan said the shed is existing and there are  
no plans to change it. Pat asked the square footage of the new house. Alan wasn't sure  
but said the house is 1 ½ story with a finished basement and a loft above. Alan said the  
new house is about 2.5 feet wider and they have also decreased the roof overhang. Pat  
asked if there will be a new foundation and Alan said yes and it will have better drainage.  
Pat asked the age of the existing structure and Alan said the 60's.

Steve asked if any abutters were present and none were. Steve motioned to accept the  
plan as presented. All members agreed and the plan was accepted and the variance  
granted.

Next on the agenda was a presentation by Brad Robinson. Steve confirmed all abutters  
had been notified and the Town had a copy of the Shoreline Protection Application. Mr.  
Robinson passed out a copy of his proposed plans showing the new construction. The  
Robinsons recently purchased the property from James & Nancy Hand.

Steve asked the proposed distance between buildings and Mr. Robinson said about 20 ft.  
Mr. Robinson explained they are trying to move the house back. Steve explained the 40  
ft requirement the Fire Dept likes to have for safety reasons. Steve asked what the side  
distance was and Mr. Robinson wasn't sure. Pat confirmed the Robinsons own both lots  
and that they will remain as 2 separate lots. Mr. Robinson wants the house to go 1200 sq  
ft – currently 860 sq feet. Mr. Robinson is looking to go from 28 x 31 to 30 x 40 or

maybe 8 x 36 which would be 1008 sq ft. Mr. Robinson asked how far back could they move the house. Steve emphasized there should be 40 ft between buildings for fire safety reasons. Steve also emphasized the new house can not be more non-conforming than the old house. Discussion was held about options of how to move the house. Bill Thistle asked about the stairs. Steve said the stairs are not considered part of the structure but the deck is.

Steve asked Jim and Nancy Hand if they had any comments. Nancy said with plowing in the winter it would be good to move the house back. James said from a safety and esthetic point of view, he also felt it would be good to move the house back as far as they could. Mr. Robinson asked about keeping the 28 feet on that side but make the house 36 instead of 31 as a possible suggestion on the other side. Mr. Robinson asked if could come to an agreement tonight and Steve said the Board needs to see the plans on paper. Steve asked Mr. Robinson when he would be available to come back. A continuance was granted for two (2) weeks. All members agreed. The meeting will continue at 7PM on September 13, 2021.

Steve motioned to adjourn, Patrick seconded, all agreed, the meeting was adjourned at 7:35 PM.

Sincerely,

Denise Stark  
Secretary

FINAL

Bridgewater Zoning Board  
September 13, 2021 Minutes

Board members present: Chair- Steve Williams, Edwin Boyce, Wayne Thompson, Patrick Roach

Public present: Brad Robinson, Kim Robinson, David Hand, Ellen Hand

Purpose: Continuation of variance request from Brad Robinson.

Steve called the meeting to order at 7:05 PM.

Mr. Robinson explained new plans of relocation of the house. The size of the building was reduced and pushed back in consideration of the setback requirements. Discussion ensued regarding the proposed changes.

Steve called for the decision of conditional approval based on a letter from the state regarding the location of the house. All members present approved. Motion carried.

Steve asked the Board to review the minutes from the last meeting. Edwin motioned to accept, Wayne seconded, all approved.

Wayne motioned to adjourn, Edwin seconded, all agreed, the meeting was adjourned at 7:20 PM.

Sincerely,

Sara Furmanick  
Secretary



FINAL

Bridgewater Zoning Board  
October 18, 2021 Minutes

Board members present: Chair- Steve Williams, Edwin Boyce, Wayne Thompson, Patrick Roach

Public present: Daniel Jacobs, Kathleen Nugent, James Gickas (building inspector), David Jacobs, Joe Murphy, Walter Jacobs, Charles Scott

Steve called the meeting to order at 7:00 PM.

Steve recapped the previous meeting with the Jacobs held in June 2021. He stated that the Jacobs' conduct was upsetting, unkind and requested an apology. An apology ensued from David and Daniel Jacobs. Kathleen Nugent shared their family history regarding Newfound Lake and Bridgewater, NH.

Discussion was then held between Daniel, Kathleen, the Board, and James concerning the right of way and the location of the shed. Patrick asked if it was 20 feet of a set back and James said it was. Patrick then asked what type of foundation the shed would be on, and Daniel stated it would be on footings.

Per the Chair, the new plans meet set back requirements. A variance is not needed but a building permit is.

Steve asked the Board to review the minutes from the last meeting. Edwin motioned to accept, Wayne seconded, all approved.

Steve motioned to adjourn, Edwin seconded, all agreed, the meeting was adjourned at 7:20 PM.

DRAFT

Bridgewater Zoning Board  
November 15, 2021 Minutes

Board members present: Chair- Steve Williams, Edwin Boyce, Wayne Thompson, Patrick Roach, Ronald Linde

Public present: Virginia M. Burke

Steve called the meeting to order at 6:55 PM.

Virginia M. Burke explained that she has a 1500 square foot house at 63 Pine Street South and is requesting to build a 12'x14' shed. She described the layout of her property to include the locations of the terraces, septic system, buried propane tank and stone walls on her property. She stated that the shed would be delivered.

Discussion was held regarding possible placements of the shed to be within setback requirements. Steve asked for a vote to accept under the conditions that the shed would be moved closer to the rock wall to get 20' from the property sideline, and as far from the street as possible. All board members voted unanimously in favor.

Patrick and Virginia discussed various brands of sheds, foundation options, and roof pitches.

Steve asked the Board to review the minutes from the last meeting. Patrick motioned to accept, Edwin seconded, all approved.

Steve adjourned the meeting at 7:20 PM.

FINAL

Bridgewater Zoning Board  
December 13, 2021 Minutes

Board members present: Acting Chair- Patrick Roach, Edwin Boyce, Wayne Thompson, Ronald Linde

Public present: Wesley Morrill Jr., Jim Gickas (building inspector), Donna Bramhall

Patrick called the meeting to order at 7:00 PM.

Edwin made a motion to accept minutes as written for November meeting. Ronald seconded, all approved.

Jim shared Donna's building plans requesting construction of a 16' x 20' single story addition. Donna stated that the existing setback of the structure would not change; when the building was initially constructed in 1968, the setback requirement was only 10'. Patrick asked if there would be new bedrooms created with this addition. Donna stated that all bedrooms are preexisting, and the addition is to add square footage to each. She explained the addition's foundation would be on piers like the existing structure. Donna also stated that all abutters have been notified and are okay with the addition.

Wayne made a motion to accept the variance, Ron seconded, all were in favor.

Wayne motioned to adjourn at 7:10 PM.