

FINAL

Bridgewater Zoning Board
April 21, 2025 Minutes

Board members present: Chair- Steve Williams, Edwin Boyce, Ronald Linde

Public present: Joseph Wood (JCFC LLC), Alex Bonner, Alan Barnard (surveyor), Halle Neeb, Chris Neeb

Steve called the meeting to order at 7:00 PM and the board members introduced themselves. Steve summarized that in the 1950s, two friends built two cottages located at 171 Shore Drive North. He explained that one cottage was granted a variance last year by the zoning board to rebuild, and the other cottage was torn down and that its abutters want to split the lot to make two non-conforming lots somewhat more conforming. He stated that there is a dock and deck that is currently in question.

Alan distributed plans and photos to the board and stated that the planning board had already conditionally approved their request. He oriented members of the board to the plans and explained that JCFC LLC owns the lot to one side, the Neebs own the lot to the other side, and that JCFC LLC and the Neebs purchased the lot in between together. The center lot used to have a three-bedroom house on it with a garage that has since been torn down, but that they can rebuild if they desire as the foundation still exists. The deck was over the JCFC LLC property line, but if the variance is granted, it would correct that issue. He stated that the planning board's conditions in their approval were that the tip up dock be removed (which it has), either the deck had to be removed or be granted a variance by the zoning board (their request is for the variance to keep the deck), and to fill in the existing septic system of the old house if the center lot is dissolved.

Alan clarified that the reason for approaching the zoning board is only to request a variance to keep the existing deck. Alan distributed a photo of the deck from the lake point of view and described the existing two sets of stairs, layout, and the piece of deck they were removing. Steve asked if it would make sense to do away with the stairs and square it off. Joseph stated that would be fine and that he had no preference. Alan confirmed that would remove 7.5 feet of deck, making it 6.5 feet creating a bigger setback from the property line. Alan went on to say that if approved, they can go back to the planning board to merge the center lot and deed half of it to JCFC LLC and the other to the Neebs. Chris and Halle Neeb arrived at 7:12 PM and were briefed about the ongoing conversation. The Neebs were in agreement about removing the stairs and squaring off the deck.

Steve asked the board members if there were any questions and there were none. He opened the discussion to the public. Mr. Bonner asked if this was a DES issue or a zoning board issue and Alan answered that they met with DES who allowed the initial tear down of the cottage, but that the foundation removal will require additional permits. There were no further questions.

Steve polled the members of the board and all voted in favor. The variance was granted with the condition that they remove the steps on the north side of the deck.

Steve asked the board if there was any other business and there was none. Steve made a motion to adjourn, Ron seconded, and the meeting was adjourned at 7:20 PM.