

FINAL

Bridgewater Zoning Board  
June 16, 2025 Minutes

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

Public present: Halle Neeb, Chris Neeb, Alan Barnard (surveyor), Jim Gickas (building inspector), Terry Murphy (selectmen)

Steve called the meeting to order at 7:00 PM and summarized the purpose of the meeting was for a sideline setback variance application for Chris and Halle Neeb located at 185 North Shore Drive, tax map 115 lot 12. The board did not have an abutter receipt for Mr. Bonner, but Alan reassured them that he had a copy of the certified mail that was sent and would provide it if necessary.

Alan distributed plans and photos amongst the board members. He explained that the Nees want to tear down their existing house and replace it, expanding towards JCFC (the Woods) to the south. He summarized the 50' lot that had originally been between the Nees and JCFC had been purchased by both parties, split in half, and eliminated what was a 3-bedroom house and garage. He added that they have one year to rebuild if desired. Alan then read a letter from Laura and Joseph Woods describing their full support of the Nees construction plans and building up to their property line. Alan stated that the deck has been removed as of the last zoning board decision that required it. He showed plans that displayed how close the since demolished buildings were to the JCFC line originally (2.3 feet from the corner of the house). He went on to say they created a shoreline plan for the new house that used to be 2.5 feet next to Bonner from the overhang of the building, but with the new building will now be 3.5 feet, a 1.1 foot difference. He stated the new house will be 4.5 feet from the property line (the same as it is currently), and they lessened the length of the house from 40 to 39 feet on the Bonner's side. He continued that the

lot coverage is currently 39% impervious, but will be improved significantly to 29% impervious due to increase in land and putting pervious pavers in. He stated that they plan on doing a DES state approved septic to bring it up to date and that they will increase the vegetation. Alan stated that the shoreland permit is at DES in Concord currently and that they may require changes to the proposed plan. He continued that the new house and garage will be 6.3 feet from the JCFC property line and reminded that the Woods support it. He shared the reason for the closeness is that the lot from the 1960s is not full size. He added that a shed may be expanded in the future but that it will be well within setbacks. He shared that there are currently 2 dug wells, but there will be a new drilled well.

Steve asked if the drywells were for runoff, and Alan explained that the water is dispersed well now, but that the state wants them. Discussion was held regarding existing lots in the area and maintaining 40-foot buffers between buildings, not necessarily lot

lines. Steve suggested that the Neeps create a temporary easement from the Woods to be able to access their house from his property for maintenance reasons in the future (a manlift for window replacements, roof replacement, etc.), in case the Woods are no longer the owners, and the new owner is not okay with them using their land in the same way the Woods are currently.

Steve asked if the house was changing positions on the Bonner side and Alan said no, it will be 1.1 foot decrease of the overhang. Alan stated the dripline to the house will be 6.4 feet. Steve stated that an important consideration is the distance between the Neeps and Woods house for fire protection as well as aesthetic purposes. Alan responded that there will be 68 feet between the buildings. Steve added that they are pseudo grandfathered in because of the existing foundation. Alan stated that they are still under the scrutiny of DES who may make them go smaller, so they had to approach ZBA with the biggest footprint just in case.

Steve asked if the septic is under the driveway and Alan answered it would be an H-20 tank under or next to the driveway and the current bent pipe will be removed from Mr. Bonner's property.

Steve polled the board for questions and there were none. Steve noted that the footprint was grandfathered, polled the board members individually, and all were in favor of granting the side bound setback variance of roughly 14 feet on the JCFC boundary.

Steve directed the board to review the minutes from November 18, 2024 and April 21, 2025. Edwin made a motion to pass the November minutes as written, Steve seconded, and all voted in favor. Ron made a motion to pass the April minutes as written, Edwin seconded, and all voted in favor. Steve confirmed there was no old business and adjourned the meeting at 7:27 PM.