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**TOWN OF SUTTON**

**Pillsbury Memorial Hall**

**93 Main Street**

**Sutton Mills, NH 03221**

**ZONING BOARD OF ADJUSTMENT**

**Approved Meeting Minutes**

**Wednesday, June 19, 2024 at 7:00 p.m.**

**Call to Order:** Betsy Forsham called the meeting to order at 7:06pm and took roll.

**Roll Call:** Betsy Forsham, Donna Catanzaro, Zachary Brock, Sondra Brake (alternate)

**Absent:** Sam Gordon, Derek Lick (Chair), Melissa Ballinger (alternate)

**Also in Attendance:** Pierre Bedard and Tom Schamberg

Betsy Forsham explained that she would be acting as Chair that evening, as Derek Lick, Chair, was unable to be present. Sondra will sit in for Samantha as a voting member of the Board.

**Public Hearing:**

**1. Case ZBA 2024-05: Lake Sunapee Country Club (LSCC), Map/Lot 09-644-458, Shaker Road – Special Exception to expand an LSCC maintenance facility, change parking area and access driveway**

Pierre Bedard, agent for the LSCC, was present to explain the application. Pierre said the existing driveway comes off Shaker Road, near the New London town line. It is very narrow and bisects two tees, creating a dangerous situation. The driveway will be removed and a new, wider one will be created about 300’ down the road; a permit for this driveway has been granted. They would like to add a storage building for equipment and provide 20 parking spaces between the new building and the existing building. The improvements will be beyond the 100’ setback which were approved by the ZBA in 1986. Pierre said he had met with the Planning Board and there are some conditions he has to comply with. A site visit was done following the Planning Board meeting, and some drainage calculations will be done for the additional parking and runoff from the new structure. They will block off the existing road with vegetation the width of the current vegetation on either side of the road.

Betsy said she and Donna visited the site. She suggested that it might have been good to leave a little more of a buffer from the road because the trees are deciduous and don’t screen much when the leaves fall off. Pierre said what was cleared was only what was needed for the new building and parking area, and the setback requirements were met. Betsy said she and Donna felt that, after seeing the site, the plans made sense.

When asked by a member, Peter explained that the special exception is required because this a commercial use in a rural residential district.

Peter showed the map and explained the swale that is there currently that captures the runoff. There are plans to include a collection area for further runoff that will come from the new building. He noted that the site is very stable.

When asked, Pierre said about two acres of land will need to come out of current use for this project.

Peter noted that all fees had been paid and no abutters sent in any comments or called. There were no people from the public present at the meeting to provide public comment.

**It was moved by Donna Catanzaro and seconded by Zachary Brock to approve the application as presented, without conditions. The motion was approved unanimously.**

Betsy noted that the public had 30 days to appeal this decision. Should the decision be overturned, any construction that had been done would need to be reversed at the owner’s expense.

**Administrative:**

**1. Review of Minutes from May 30, 2024**

**It was moved by Donna Catanzaro and seconded by Zachary Brock to approve the minutes of Wednesday, May 30, 2024 as circulated. The motion was approved unanimously.**

It was noted that there would not be a meeting in July as no applications had been sent forward.

**3. Adjournment**

The meeting adjourned at 7:18pm.

Respectfully submitted,

Kristy Heath, Recording Secretary  
Town of Sutton