



Town of Moultonborough Zoning Board of Adjustment

Notice of Decision

Request for Special Exception

Verne L. & Elaine M. Richardson/Map 44, Lot 30

April 18, 2012

Applicant: Verne L. & Elaine M. Richardson

P.O. Box 184

Moultonborough, NH 03254

Location: 1110 Whittier, Moultonborough, NH (Tax Map 44, Lot 30)

On April 4, 2012, the Zoning Board of Adjustment of the Town of Moultonborough opened a public hearing on the application of Verne L. & Elaine M. Richardson (hereinafter referred to as the "Applicant" and/or "Owner") for a special exception from Article VI C(3)(d) to allow on the parcel located in Commercial Zone "C", the Village Zoning District the addition to an existing commercial building that would cause the existing 4,800 sq. ft. building to become 6,090 sq. ft. thus exceeding the allowed 6,000 sq. ft. in Commercial Zone C.

Based on the application, testimony given at the hearings, and additional documentation and plan(s), the Board hereby makes the following findings of fact:

- 1) The property is located at 1110 Whittier Highway (Tax Map 44, Lot 30).
- 2) The applicants are the owners of record for the lot.
- 3) The applicant was represented at the Public hearing by Jim Hambrook of Hambrook Land Surveying.
- 4) The lot is located in Commercial Zone "C", the Village Zoning District.
- 5) The proposed 21.5' x 60' addition to the existing commercial building will increase the footprint in excess of the allowed 6,000 sq. ft. by 90 sq. ft., to 6,090 sq. ft.
- 6) The proposed increase which exceeds 6,000 square feet is allowed by Special Exception, however, the existing site conditions do not allow the site to comply with the criteria.

- 7) The applicant has applied for, and the Board's preceding variance case vote was to grant relief from two of the three criteria that the applicant must prove to the board in order for them to approve the special exception request.
- 8) No member of the public wished to speak on the application.
- 9) Granting the Special Exception met the remaining criterion for this type based upon the submitted application, plans and testimony by the applicant's representative.
- 10) The Zoning Board of Adjustment voted five (5) in favor (Stephens, Nolin, Crowe, Bickford, King), and none (0) opposed to continue the Public Hearing to April 18, 2012, and to direct staff to draft a Notice of Decision to Grant the special exception, to be reviewed by the Board at the April 18, 2012 Regular Meeting.

The Public Hearing was continued to April 18, 2012. The Board of Adjustment closed the Public Hearing on April 18, 2012. Based on the above Findings of Fact, the Board of Adjustment voted by a vote of five (5) in favor (Stephens, Nolin, Crowe, Bickford, Zewski), none (0) opposed, to **GRANT** the request for the special exception.

This decision shall not take effect until thirty (30) days have elapsed and no request for rehearing has been filed in accordance with RSA 677:2, or that if such request has been filed, it has been dismissed or denied, in accordance with RSA 677:3.

Robert H. Stephens
Chairman, Zoning Board of Adjustment

Date _____