

Zoning Board of Adjustment Site Visit Meeting Minutes

May 25, 2021, at 11AM
168 North Shore Rd Spofford NH, 03462

Chairwoman Kristin McKeon opened the meeting at 11:10AM. Also in attendance were John Zannotti, Joe Brodbine, Christopher Guida representing the Bernbach's, and Jim Barey.

Guida opened discussion, outlining that the applicants would like to rehab and repair the current residence, noting that they would like to stay in the same footprint and reduce impervious area. Zannotti asked what would remain of the camp. Guida responded he has no idea since he has never been in it.

Zannotti asked about plumbing and heating. Guida stated the residence does have heating and insulation, as well as a new septic design for year-round habitation. The structure is currently a three-bedroom and will remain as such.

Zannotti asked if the camp were possible to make a separate rental area. Guida stated that topic has never come up, so he does not know.

Dave Daughin (abutter) attended to state he has no problems with the variance whatsoever. Zannotti asked Daughin if he had any view of Spofford Lake from his property. Daughin stated there is a small view during the winter, but he is not bothered by the lack of view.

Brodbine stated the house is currently on two lots and the plot does not show the lower building which should be shown since both lots are affected. Brodbine stated if a merger is done, the setback line is moved and the property becomes more conforming.

Guida stated the lot merger is not part of the applicants plans at this time. McKeon asked if the Bernbach's knew the lots could be involuntarily merged. Guida stated he is not sure and does not want to comment as he is not an attorney.

McKeon and Brodbine discussed how merging the lots would make the property more conforming.

McKeon asked if there were anything on the backside of the property that Guida wanted the Zoning board to be aware of. Guida responded no..

Zannotti stated, going forward, the sketches presented to the Zoning board should be more detailed. McKeon noted there was no scale on the sketches.

Zannotti asked the estimated height of the renovations. Guida responded 24 feet at the apex. The board discussed the location and dimensions of that part of the project.

Zannotti asked if the foundation were going to be leveled. Guida stated the plan is to maintain the garage.

McKeon asked if the lowest point would be 24 feet. Guida stated he would have to ask the architect.

Zannotti asked if the house directly across the street was noticed about the Bernbach's application for variance and if a green certified card had been returned. McKeon noted she is not sure if the neighbors were all noticed. Barey stated he does not know who owns that property.

McKeon found that Dwight and Sally McKerron are the owners of the house in question.

McKeon noted with abutters who are not permanent residents, maybe the Zoning board should send abutter notices to their physical and mailing address in the future. Zannotti agreed with McKeon. Brodbine noted the costs to the applicant if the abutter lists were longer. Brodbine continued that the McKerron's property would be the only abutter with a possible view of the lake.

Zannotti asked Guida if his company prepared the abutters list. Guida confirmed. Zannotti asked about phone numbers, Guida responded that he would not normally have that information. Guida continued, stating many of these properties may not have mail receptacles. The board discussed certified mail and abutters notices, noting the length of time it takes to receive confirmation of receipt. Zannotti noted it might behoove the Zoning board to perform a site visit and match which abutters have not returned confirmation of receipt and contact them further. McKeon suggested sending mailings without requiring a certified receipt. Zannotti asked Barey to check all received abutters cards so far. McKeon agreed with Zannotti and asked Barey see if there is any way to further contact the McKerron's.

Zannotti stated that the applicants should not leave it up to the Zoning board to scale from a sketch. Guida agreed.

The board located the lot lines of the property.

McKeon noted that this lot was recorded vacant in 1969. Guida stated there may be an error with the tax card.

Zannotti asked about square footage. Guida stated he would do a recalculation including the boat house. Zannotti noted that according to the regulations the boat house should not be there as an accessory dwelling. The board noted issues with the accessory dwellings, separate lots, and access to the lots.

Brodbine stated as far as the existence of the boat house, the Zoning board decision has no bearing. McKeon noted it shows more evidence that the two lots are being used as one, and by merging the two lots the boat house would be allowed.

Zannotti noted it will be a prerequisite for the lots to be merged.


Zannotti asked if there were enough board members present to make a quorum and possibly make a motion. McKeon stated technically the quorum could make a motion, but she would rather have the scale and the elevations before moving forward. The board discussed making the condition of granting the variance that the applicants merge the lots.

Joe Brodbine moved to continue the Bernbach hearing to the June 10th, 2021 Zoning board meeting, via Zoom, at 6:45PM. The motion was seconded by Kristin McKeon and passed unanimously by roll call vote.


Respectfully submitted,

Jim Barey
Zoning Board of Adjustment Secretary

Approved by:



Kristin McKeon, Chairperson



Date