

Lucy St. John

From: Robert Brown <
Sent: Tuesday, September 08, 2015 1:23 PM
To: Lucy St. John
Cc: Town Administrator; Andy Deegan; Bob Brown; Dan Allen & Nat Davis; Jane McMurrich; Laura Alexander; Mark Vernon; Mike Gelcius; Ruth White; Tim Paradis
Subject: Fwd: ZBA Hearing September 14, 2015 @ 6:30 PM (Variance Application 575 Forest Acres Rd - Tax Map 119-020-000)
Attachments: Scan0161.pdf

Lucy,

As you suggested today at our meeting and discussion I am sending some additional thoughts and concerns in regards to the Variance Application for 575 Forest Acres Rd.

My major concern is the communication process which seems to have drifted a bit from the norm on this project. The CC has received no hard copy notices of this project which you report started back in June. I don't believe that this project has been on the agenda of monthly CC meeting under Planning & Zoning Updates. Further, posting notices on the Town website does not work for most CC members. Most of us do not have the equipment to properly view or print such large files. As stated in the past an e-mail notice with a hard copy in the CC mail box is the best notification method for us.

I understand that the latest segment of the application was submitted after the August CC meeting and then you were on vacation.

Past projects of such significance have most always been presented by the property owner and/or his/her representative or engineering firm.

This has many times been a two part process, an initial conceptual discussion (heads up) followed by the formal DES/PB/ZBA applications prior to those meetings.

It seems very unusual that with this project we have not had any prior communications from the property owner or representatives.

I trust that if the ZBA has not yet visited the proposed work sight they will before any approvals are issued.

Again it is concerning that the CC did not receive notice of this project and will be unable to review the project prior to the ZBA meeting two days later.

I will plan on attending the September 14 ZBA hearing.

Bob Brown
NLCC

----- Forwarded message -----

From: **Robert Brown** <
Date: Sat, Sep 5, 2015 at 12:28 PM
Subject: ZBA Hearing September 14, 2015 @ 6:30 PM (Variance Application 575 Forest Acres Rd - Tax Map 119-020-000)

To: "Lucy St. John, Zoning Administrator" <zoning@nl-nh.com>
Cc: Andy Deegan, Bob Brown, Dan Allen & Nat Davis <...>, Jane McMurrich <...>, Laura Alexander <...>, Mark Vernon <...>, Mike Gelcius <...>, Ruth White <...>, Tim Paradis <...>, Amy Rankins <...>, Kimberly Hallquist <townadmin@nl-nh.com>

Lucy,

I received a copy of the VBA Hearing Notice schedule for 9/14/15 by certified US mail on 9/5 since I am a property owner within the notification distance of 575 Forest Acres Rd.

While as a neighbor I am aware that this building project has been in the planning stage for at least two years I am surprised that the draft plans have not come before the Conservation Commission to date, nor has the CC received any prior communications.

I will come to the Town Office on Tuesday to pick up a copy of the detailed plan submitted. I am concerned about this project which has potential significant impact on the Messer Pond shoreline/water quality and will require extensive land disturbance within the 60 ft. and 50 ft. shoreline setbacks.

Further concerning is the lack of CC notification and the fact that our next CC meeting is scheduled for September 16, two days after the VBA hearing, which results in the CC being unable to review and comment before the hearing.

Is it possible to postpone the VBA hearing for a week to allow the CC the opportunity to review this application?

Thank you
Bob Brown
NLCC