

January 10, 1978

There was a meeting of the Board of Adjustment on Tuesday, January 10, 1978 at the Town Hall at 7:30 P.M. to hear the petition of Herman E. and Eleanor P. Valeriani and Joseph V. and Joanne W. Valeriani, prospective purchasers, for a variance to divide Lot 461 on the Assessors' map into two lots of 2.8 acres and 5 acres with access over Herman E. Valeriani's et ux land.

The roll call was as follows:

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| Benjamin Pratt, Chairman | - Present |
| Carole Webber, Vice Chairman | - Present |
| Eugene Bried | - Absent |
| Robert B. Flanders | - Present |
| Patricia Thomas | - Absent |
| Ralph Proctor, Alternate | - Absent |
| George McLean, Alternate | - Present |
| James Dennison, Alternate | - Present |
| Catherine C. T. Dik, Alternate & Clerk | - Present |

Also present were Emery S. Doane and Herman E. and Eleanor P. Valeriani. The meeting was called to order at 7:40 P.M. and the Chairman announced that the following would serve as the Board for this evening. Benjamin Pratt, Carole Webber, Robert B. Flanders, George McLean, and Catherine C. T. Dik.

The Clerk read the petition and Mr. Valeriani presented his case, showing a plot plan of the proposed subdivision, which plan was placed on file. After questions from the Board the hearing was closed at 7:55 P.M., and the Board met in executive session. After some discussion it appeared to the majority of the members that these two proposed lots conformed in every way except the required road frontage and that it might be possible to grant the variance. Therefore, the Board returned to open hearing and Mr. Flanders

MOVED: That the variance be granted to divide Lot 461 on the Assessors' map into two interior parcels of 2.8 acres and 5 acres with access over the property of Herman E. Valeriani et ux.

SECONDED: By Mr. Pratt

VOTED: In favor: Benjamin Pratt
 Robert B. Flanders
 Carole Webber
 George McLean
 Catherine C. T. Dik

In opposition: None

Resolved, that the strict application of the Zoning Ordinance in requiring minimum road frontage of 100' does constitute an unusual hardship.

This decision would have to be conditioned on no objection by the abutter who is now in England. On advice of Counsel it was agreed that the decision not be dated or released until either the return receipt comes back from England or 30 days from the hearing has elapsed. A tape of the hearing and executive session was placed on file.

The Board then returned to executive session to discuss a budget for the ensuing year. The Chairman gave a summary of the number of hearings, the total budget, total fees collected, and the total expenses, and remarked that the expenses did not allow for any labor of the Clerk. He did not think it realistic that the Board could get anybody else to do it on a voluntary basis in the future. In discussion with the Selectmen they suggested that the work be reduced by using the tapes as a permanent record of the hearings and executive sessions. The Chairman consulted the town Counsel whether that would be legal. After consultation with the State office Mr. Henderson said we could get by with minimum written minutes. They would state the date of the hearing, details of what was being asked for, list the members of Board serving, and what the decision was and reasons, and that the actual public hearing and executive session would be on tape on file. That is what the Selectmen recommended. Mr. McLean

MOVED: That the minutes be minimum as outlined by the Town Counsel and the tapes be kept on file.

SECONDED: By Mr. Flanders

VOTED: In favor: Benjamin Pratt
 Carole Webber
 Robert B. Flanders
 George McLean
 Catherine C. T. Dik

In opposition: None

It was remarked that if this procedure is followed it would cost money for the tapes and there still would be a substantial work load for the Clerk. After considerable discussion Mr. Pratt

MOVED: That the Board of Adjustment propose to the Board of Selectmen a budget item of \$350, and that the Board will also insert an article in the warrant with regard to hiring and employing a Clerk at the hourly wage of \$2.65, and that an amount be inserted in the budget in subsequent years.

SECONDED: By Mr. Flanders

VOTED: In favor: Benjamin Pratt
 Carole Webber
 Robert B. Flanders
 George McLean
 Catherine C. T. Dik

In opposition: None

The meeting was adjourned at 9:35 P.M.

Respectfully submitted,

Catherine C. T. Dik

Catherine C. T. Dik, Clerk