



ZBA MEETING/HEARING MINUTES

January 28, 2016

ATTENDANCE: ZBA Board- Paul Tremblay, Frank Frazier, Ernest Brown, Richard Mauser, Susan Weiske, Jessica Robischeau, Secretary, Public in attendance- Atty Don Smith, Bryan Berlind, Land Tech, MaryAnn Leclaire, Mark Leclaire, Diane Smith, Rob Collins, Richard Zacher, Edward Nason

Meeting called to order- 6:05pm

Atty Don Smith was first to present information to the board as to why the board should grant an exception for the subject case of MaryAnn C. Leclair Rev Trust of Jun 13, 1994 Map 27 Lot 7.

Bryan Berlind, Surveyor and Site Designer presented the proposed plans for reconstruction and moving the home, outlining the new footage to the side boundaries and the footage to the waterfront.

After the presentations, the board discussed the pros and cons and accepted public comments. The board agreed, based on the fact that this is a non-conforming lot with an existing structure on it that the applicants can apply for a Special Exception and will not need to apply for a Variance based on specific guidance in the Brookfield Zoning Ordinance.

Motion:

Frank Frazier made a motion to grant the special exception sought by Mary Ann C. Leclair Rev Trust of Jun 13, 1994 for Map 27 Lot 7, based upon the proposed plan drafted by Land Tech, Inc dated July 2015. It was determined the plan complies with the spirit of the Brookfield Zoning Ordinance under Article IV A- Non-Conforming Lots & IV B Non-Conforming Use and does not adversely affect the character of the area as defined in the above paragraph.

The motion was seconded by Ernest Brown. All in favor and the motion carries.

Motion:

Frank Frazier made a motion to adjourn the meeting. Susan Weiske seconded the motion. All in favor and the motion carries.

Meeting adjourned 7:45 pm.

Respectfully Submitted,

Jessica Robischeau
ZBA Secretary