

Zoning Board of Administration  
Craig Daniels, Chairman  
January 11, 2011  
7 p.m.

Present: Phil Neily-ZBA Administrator, Celie Aufiero, Bob Cavalier, Jim Taylor-Director of PublicWorks, David Dow, Craig Daniels, and Paula Rowe-Recorder.

#### Approval of Minutes:

October 12, 2010 –Motion to accept the Minutes as written came forward from Celie Aufiero, second from David Dow. Motion carried with an abstention from Mr. Daniels.

#### Public Hearing:

I. Janet Lovely, Trustee for the Lovely Family Revocable Trust will request a Variance as provided for under Article IV, Section 401.1M. They wish to locate a shed within the 50 foot required setback from Mascoma Lake. The property (Tax Map 18, Lot 47) is located at 89 NH Route 4A in the Residential (R1) District.

Janet Lovely presented explaining that she thought that a variance had been obtained along with her other permits. As well as confusion of a divorce, and other construction projects in another town. Unfortunately, this wasn't so. She provided photographs of her lot before and after the shed that is already up. The shed does not block anyone's view and provides a place for her gas cans, blue tarp and other miscellaneous goods.

Chairman Daniels read the 5 criteria for passage of this variance.  
Celie felt that this is contrary to the spirit of the ordinance; the public interest.  
3 to 1 in favor for public interest and 3 to 1 for spirit of ordinance.  
Substantial justice being done. 3 to 1 in favor.  
Values of surrounding properties diminished. 4 in favor.  
Little enforcement possesses a hardship. 3 to 1 in favor.

Motion to approve this variance as presented and that shoreline protection act permitings are completed came forward from David Dow with a second from Bob Cavalieri. 4 people in favor and carried.

Unfinished Business:

One Zoning Amendment change~ two conflicting definitions. Multi family buildings.

The Planning Board has chosen 'three and more families,' definition, as opposed to 'two families.'

Communications and Miscellaneous:

Filing for Zoning Board of Adjustment Member – 3 years. Craig Daniels is up this year.

Next Meeting:

Tuesday, February 8, 2011 – No hearings scheduled at this point.

Adjournment:

David Dow made a motion to adjourn at 7:45 with a second from Celie Aufiero and carried.