

Town of Enfield
Zoning Board of Adjustment
Craig Daniels, Chairman
October 9, 2012
7 p.m.

Present: Craig Daniels – Chairman, David Dow – Vice Chairman, Bob Cavalieri, Celie Aufiero, John Pellerin, Phil Neily-Zoning Administrator, and Paula Rowe- Recorder.

Guests: Deb Meyer, Jon, Meyer, Richard Kimball, Ruth Riess and Jim Bard.

Approval of Minutes:

Craig Daniels made a motion to accept the minutes of June 12, 2012, with a second from David Dow. Passed unanimously.

David Dow made a motion to accept the minutes of September 11, 2012, with a second from Celie Aufiero. Passed unanimously.

Public Hearings:

I. Richard Kimball is requesting a Variance from Article IV Section 401.2 L. of the Enfield Zoning Ordinance. He is requesting to permit a structure to be located less than the required 20 feet from the side or rear property line and less than 30 feet from lot line contiguous to a street. This property is located at 113 Algonquin Road, Map 43, Lot 2 in the (R3) Residential District.

Jim Baird presented for Mr. Kimball. Prints were handed out to the board members, along with the approvals with conditions from the Department of Environmental Services.

Chairman Daniels went through the five criteria with the board members. The board agreed to all five criteria being met.

John Pellerin made a motion with a second from David Dow to accept this variance as presented. Passed unanimously.

II. Jon and Deb Meyers are requesting a Variance from Article IV Section 401.4 N. of the Enfield Zoning Ordinance. They are asking that a lot be allowed to be created that is less than the required one half acre where community or municipal water and sewer are used. This property is located at

6 Flanders Street, Map 33, Lot 15 in the (CB) Community Business District.

Mr. Meyers presented providing a drawing of the current three buildings on this property. Each building have their own water and sewer. Parking is adequate. Mr. Meyers health is not good and needs to retire from the holdings of these buildings. The duplex meets current Zoning set back requirements.

Chairman Daniels went through the five criteria with the board members.

David Dow made a motion with a second from John Pellerin to accept this variance as presented. Passed unanimously.

New Business:

Ms. Aufiero said that she has not seen new Zoning Board policies and would like to be kept abreast. Mr. Dow agreed. Mr. Neily suggested that a combined meeting with the Planning Board.

Celie Aufiero made a motion to ask Mr. Neily write a letter to the Planning Board requesting them to keep the ZBA informed and seek input from the Zoning Board of any proposed zoning and planning regulation changes. Mr. Dow second this. Motion passed.

Next Meeting:

November 13, 2012. No hearings have been scheduled at this time.

Adjournment:

Motion to adjourn came at 7:45 from John Pellerin with a second from Craig Daniels and carried.