

Zoning Board of Adjustment
Minutes
September 27, 2012

Members Present: Wayne Flynn, PJ Cyr, Sue Whitehouse, and Tom Dyar

Members Excused: Yves Zornio, Stephanie Kennedy and Keith Roberge

Members of the Public: George Brown

Call to Order: Meeting was called to order at 7:00 by the Chairman

Minutes of August 9, 2012 – On a motion from Wayne with a second from Sue, all members voted in favor of accepting the minutes as presented except Tom who abstained

Case #07-2012 – Brown – Variance

The chairman read the application and asked the applicant to present his case to the board. The applicant proposes to build a deck which will intrude into the rear setback by 4 feet. The applicant addressed the criteria for a variance.

- 1) Contrary to public interest – This is a residential use now and the proposed deck would be residential use as well
- 2) Spirit of the ordinance – This would be complimentary to the residential use
- 3) Substantial Justice – This would allow for more enjoyment of the small lot
- 4) Diminution of property – The home needs work and this renovation and new deck will only increase the value of not only this home but the surrounding properties
- 5) Special Conditions – The lot size limits its use and the area where the proposed deck would go is currently covered with uneven flag stones. The deck would make for safer and easier passage in the back yard.

The deck will be a flat deck only with no roofing.

There was no one in attendance to speak either in favor of or against the application.

The board completed the worksheets and the chairman asked for a motion. Wayne made a motion to grant the application which received a second from Tom. The chairman called for a roll call vote:

Wayne – Yes Tom – Yes Sue – Yes PJ – Yes

The applicant was informed that the variance was granted and that he could pick up his building permit at the Town Hall. He was also informed that his abutters had 30 days to appeal the board's decision.

Communications & Miscellaneous – None

New Business – The chairman would like to schedule a work session to do a “Lean Process Mapping” of the process from start to finish of a zoning appeal. This would allow the board and secretary to better understand how the whole process works and see if there are any processes that could be improved.

Old Business – The subject of the 2-2 tie vote which was discussed at the last meeting was researched by the chairman and information was given to each member for their review.

Adjourn – On a motion from Wayne with a second from Sue all members voted in favor of adjourning at 7:45 pm.