

**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING: MAY 31, 2012
Town Hall, 41 South Main Street – 7:00 PM**

Board Members Present: Gert Assmus, Ethan Frechette, Phil Harrison, Steve Marion, Bernie Waugh

Staff: Judith Brotman, Zoning Administrator

Others: See the Attendance Sheet

Gert Assmus, Acting Zoning Board Chair, called the meeting to order at 7:00 p.m. The deliberation meeting will be held Wednesday, June 6, 2012 in the Town Hall Boardroom at 7:00 PM. The following agenda items were then heard.

- 1. 12235-Z2012-09: CAROL BROWN IS REQUESTING A SPECIAL EXCEPTION UNDER ARTICLE II, SECTION 210.1K, “FENCES”, PURSUANT TO SECTION 206, “SPECIAL EXCEPTIONS”, TO CONSTRUCT A FENCE GREATER THAN 4’ TALL WITHIN A REQUIRED SETBACK AREA @ 1 PURLING BROOKS DRIVE, TAX MAP 12, LOT 235, IN THE “RR” RURAL RESIDENCE ZONING DISTRICT.**

Ethan Frechette, Acting Clerk, read the Notice of Public Hearing.

Carol Brown, property owner, presented the application. Dr. Blanchflower spoke in favor of the application in Phase I.

No one else spoke in favor of, or in opposition to, the application.

Case No. Z2012-09 was closed.

- 2. 23019-Z2012-13: FRANK J BARRETT, JR., AGENT FOR WILLIAM WEEKS & AMY WALLACE, PROPERTY OWNERS OF RECORD, IS REQUESTING A SPECIAL EXCEPTION UNDER ARTICLE VIII, SECTION 803, “CHANGE OF NON-CONFORMING STRUCTURES”, PURSUANT TO SECTION 206, “SPECIAL EXCEPTIONS”, TO ALLOW A SINGLE STORY EXTENSION OF A NON-CONFORMING STRUCTURE. THE PROPOSED EXTENSION WILL BE NO CLOSER THAN THE EXISTING STRUCTURE TO THE LOT LINE(S) TO WHICH IT IS NON-CONFORMING. THE PROPERTY IS LOCATED AT 20 SCHOOL STREET, TAX MAP 23, LOT 19, IN THE “GR-2” GENERAL RESIDENCE ZONING DISTRICT.**

- 3. 23019-Z2012-14: FRANK J BARRETT, JR., AGENT FOR WILLIAM WEEKS & AMY WALLACE, PROPERTY OWNERS OF RECORD, IS REQUESTING A SPECIAL EXCEPTION UNDER ARTICLE II, SECTION 210.1K, TO ALLOW A RETAINING WALL, GREATER THAN 4’ TALL, WITHIN THE SETBACKS @ 20**

SCHOOL STREET, TAX MAP 23, LOT 19, IN THE “GR-2” GENERAL RESIDENCE ZONING DISTRICT.

For purposes of the Hearing, both these cases were heard together.

Ethan Frechette, Acting Clerk, read the Notices of Public Hearing.

Frank J. Barrett, Jr. presented the applications.

Katherine Connolly spoke in favor of the applications in Phase I.

No one else spoke in favor of, or in opposition to, the applications.

Case No. Z2012-13 and Case No. Z2012-14 were closed.

- 4. 35009-Z2012-15: MARGARET RIGHTMIRE IS REQUESTING A SPECIAL EXCEPTION UNDER ARTICLE II, SECTION 210.1C, PURSUANT TO SECTION 206, “SPECIAL EXCEPTIONS”, TO ALLOW THE KEEPING OF POULTRY AS AN ACCESSORY USE @ 10 CONANT ROAD, TAX MAP 35, LOT 9, IN THE “SR-1” SINGLE RESIDENCE ZONING DISTRICT.**

ASSMUS stepped down. Stephen Marion, Acting Chair, opened the Hearing.

Ethan Frechette, Acting Clerk, read the Notice of Public Hearing.

Margaret Rightmire presented the application.

No one else spoke in favor of, or in opposition to, the application.

Case No. Z2012-15 was closed.

ASSMUS rejoined the Board.

- 5. 08018-Z2012-16: ANDREW & CAROL KEEFFE ARE REQUESTING A SPECIAL EXCEPTION UNDER ARTICLE VIII, SECTION 803, “CHANGE OF NON-CONFORMING STRUCTURES,” PURSUANT TO SECTION 206, “SPECIAL EXCEPTIONS,” TO PERMIT THE ENLARGEMENT OF A NON-CONFORMING STRUCTURE. THE PROPOSED ADDITION WILL BE NO CLOSER THAN THE EXISTING STRUCTURE TO THE LOT LINE(S) TO WHICH THE EXISTING STRUCTURE IS NON-CONFORMING. ALTERNATIVELY, THE PROPOSAL MAY REQUIRE A VARIANCE. THE PROPERTY IS LOCATED AT 105 LYME ROAD, TAX MAP 8, LOT 18, IN THE “RR” RURAL RESIDENCE ZONING DISTRICT.**

Ethan Frechette, Acting Clerk, read the Notice of Public Hearing.

Andrew Keeffe presented the application for Special Exception.

In the alternative, a Variance request application was presented to the Board.

No one else spoke in favor of, or in opposition to, the application(s).

Case No. Z2012-16 was closed.

6. It was the consensus of the Board that Cases Z2012-13 and Z2012-14 should be combined for deliberation.
7. **ADJOURNMENT:** The meeting adjourned at 8:15 PM.

Respectfully submitted,

Judith Lee Shelnutt Brotman
Zoning Administrator