

**ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING: JULY 26, 2012  
Town Hall, 41 South Main Street – 7:00 PM**

**Board Members Present:** Ethan Frechette (Acting Chair), Phil Harrison, Ruth Lappin, Bernie Waugh

**Staff:** Judith Brotman, Zoning Administrator

Others: See the Attendance Sheet

Ethan Frechette, Zoning Board Acting Chair, called the meeting to order at 7:04 p.m. The deliberation meeting will be held August 9<sup>th</sup>, at 7:00 PM in the Town Hall Boardroom. Frechette stated that a four-member board was seated and advised of the three-member board concurrence requirement. He explained that each applicant could request to continue their cases to a future date when a full board could be present or proceed before the smaller board with the understanding that a split decision, by the smaller board, would be grounds for a rehearing, if requested. The following agenda items were then heard.

- 1. CASE #08032-Z2012-22: H. BERNARD & MARY WAUGH ARE REQUESTING A VARIANCE UNDER ARTICLE X, SECTION 1006, "VARIANCE," TO ALLOW A FREE-STANDING DECK WITHIN THE FRONT SETBACK AREA OF THEIR PROPERTY LOCATED AT 16 PINNEO HILL ROAD, TAX MAP 8, LOT 32, IN THE "RR" RURAL RESIDENCE ZONING DISTRICT.**

Waugh stepped down. Frechette, Harrison, and Lappin were seated.

Ruth Lappin, Acting Clerk, read the Notice of Public Hearing.

Mr. Waugh presented the application.

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

Case No. Z2012-22 was closed.

Waugh rejoined the Board.

- 2. CASE #09018-Z2012-23: CHRISTINA HAZELTON, AGENT FOR LEONARD BRANCH & DARLENE ROACH-BRANCHE, PROPERTY OWNERS OF RECORD, IS REQUESTING A SPECIAL EXCEPTION FOR THE "CARE AND TREATMENT OF ANIMALS", UNDER ARTICLE II, SECTION 204.7, "RURAL RESIDENCE", PURSUANT TO SECTION 206, "SPECIAL EXCEPTIONS", AT 195 DOGFORD ROAD, TAX MAP 9, LOT 18, IN THE "RR" RURAL RESIDENCE ZONING DISTRICT.**

Ms. Lappin, Acting Clerk, read the Notice of Public Hearing.

Ms. Hazelton presented the application. No one else spoke in favor of the application in Phase I.

Jerry Nunally, Brenda Nunally, Elizabeth Roberto and Lisa Furmansui spoke in opposition to the application in Phase II. A letter in opposition was received from Jean and Bob Keene.

Ms. Hazelton rebutted in Phase III.

Mr. Nunally spoke in Phase IV.

Case No. Z2012-23 was closed, with the record being left open for receipt of additional information concerning current state licenses held by Ms. Hazelton, and Board member and volunteer qualification information.

- 3. CASE #09030-Z2012-24: MARGARET CARLETON IS REQUESTING A SPECIAL EXCEPTION UNDER ARTICLE II, TABLE 204.7, "CARE AND TREATMENT OF ANIMALS" AND "USE ACCESSORY TO SPECIAL EXCEPTION", TO CONSTRUCT A GARAGE WITH LIVING SPACE ABOVE AND INTERIOR CONNECTOR FOR USE IN ASSOCIATION WITH AN APPROVED CAT BOARDING FACILITY. THE PROPERTY IS LOCATED AT 279 DOGFORD ROAD, TAX MAP 9, LOT 30, IN THE "RR" RURAL RESIDENCE ZONING DISTRICT.**

Ms. Lappin, Acting Clerk, read the Notice of Public Hearing.

Ms. Margaret Carleton presented the application. Molly Carleton spoke in favor of the application in Phase I. A letter of support was received from Cindy Pierce and Bruce Lingelbach.

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

Case No. Z2012-24 was closed.

- 4. ADJOURNMENT:** The meeting adjourned at 9:25 PM.

Respectfully submitted,

Judith Lee Shelnutt Brotman,  
Zoning Administrator