

**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING: OCTOBER 25, 2012
Town Hall, 41 South Main Street – 7:00 PM**

Board Members Present: Gert Assmus, Arthur Gardiner (Chair), Carolyn Radisch, Bernie Waugh

Staff: Judith Brotman, Zoning Administrator

Others: See the Attendance Sheet

Arthur Gardiner, Zoning Board Chair, called the meeting to order at 7:02 p.m. The deliberation meeting will be held November 1, 2012 in the Town Hall Boardroom at 7:00 PM. Mr. Gardiner 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 case 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.

It was agreed that for presentation purposes at this hearing, Cases #34 and #35 will be heard together.

The following agenda items were then heard.

- 1. Z2012-32:** Frank J. Barrett, Jr., Agent for Barbara Fildes, property owner of record, is requesting a Special Exception under Article VIII, Section 803, “Change of Non-Conforming Structures”, pursuant to Section 206, “Special Exceptions”, to permit additions to a non-conforming structure. The additions being proposed will be no closer than the existing structure to the lot line(s) to which the existing structure is non-conforming. The property is located at 81 Wolfeboro Road, Tax Map 14, Lot 3, in the “F” Forestry and Recreation zoning district.

Carolyn Radisch, Clerk, read the Notice of Public Hearing for Case #Z2012-32.

Mr. Barrett and Ms. Fildes presented the application.

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

Case No. Z2012-32 was closed.

- 2. Z2012-34:** Bryce & Louise Wing are Appealing an Administrative Decision, under Article X, Section 1005, “Board of Adjustment”, pursuant to Article II, Table 204.7, “Rural Residence”, that Zoning Permit #2012-334, issued September 14, 2012, was issued in error. The property is located at 120 Blueberry Hill Drive, Tax Map 3, Lot 10, in the “RR” Rural Residence zoning district.

3. **Z2012-35:** Vincent & Jeanne Vieten are Appealing an Administrative Decision, under Article X, Section 1005, “Board of Adjustment”, pursuant to Article II, Table 204.7, “Rural Residence”, that Zoning Permit #2012-334, issued September 14, 2012, was issued in error. The property is located at 120 Blueberry Hill Drive, Tax Map 3, Lot 10, in the “RR” Rural Residence zoning district.

Carolyn Radisch, Clerk, read the Notice of Public Hearing for Case Nos. Z2012-34 and Z2012-35.

Mr. Wing and Mr. Vieten presented the Appeals. Lauri Gallimore, 118 Blueberry Hill, Caroline Vieten, 2 Sugar Maple Lane and Jane McCarthy, 3 Sugar Maple Lane spoke in favor of the Appeals in Phase I.

Roseanne Santos, 120 Blueberry Hill, spoke in opposition to the Appeal in Phase II. No one else spoke in opposition to the Appeal in Phase II.

Ms. Gallimore, Ms. J. Vieten, Mr. Vieten, Mr. Wing and Ms. C. Vieten rebutted in Phase III.

Ms. Santos spoke in Phase IV.

Case No. Z2012-34 was closed.

Case No. Z2012-35 was closed.

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

Respectfully submitted,

Judith Lee Shelnuttt Brotman
Zoning Administrator