

**ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING: 01/31/2013  
Town Hall, 41 South Main Street – 7:00 PM**

**Board Members Present:** Bill Dietrich, Ethan Frechette, Phil Harrison, Steve Marion (Acting Chair), Bernie Waugh

**Staff:** Judith Brotman, Zoning Administrator

Others: See the Attendance Sheet

Steve Marion, Zoning Board Acting Chair, called the meeting to order at 7:02 p.m. The deliberation meeting will be held Tuesday, February 5, 2013 in the Town Hall basement conference room at 7:00 PM. The following agenda items were then heard.

- 1. CASE #03034-Z2013-01: CHARLES & ELAINE PALMER ARE REQUESTING A WETLANDS SPECIAL EXCEPTION UNDER ARTICLE VII, SECTION 702, “WETLAND, WATERBODY, AND INTERMITTENT STREAM PROTECTION,” TO PLACE A LEACH FIELD WITHIN 125’ OF A WATER RESOURCE. THE PROPERTY IS LOCATED AT 107 BLUEBERRY HILL DRIVE, TAX MAP 3, LOT 34, IN THE “RR” RURAL RESIDENCE ZONING DISTRICT.**

Phil Harrison, Acting Clerk, read the Notice of Public Hearing.

Allen Wilson and Charles Palmer presented the application.

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

Case No. Z2013-01 was closed.

- 2. CASE #22093-Z2013-02: PAULA SCHNURR AND WILLIAM NELSON ARE REQUESTING A SPECIAL EXCEPTION UNDER ARTICLE II, SECTION 210.1, “ACCESSORY USES – DRIVEWAYS”, PURSUANT TO SECTION 206, “SPECIAL EXCEPTIONS”, TO CREATE A 19’X19’ TURN-AROUND IN THE FRONT SETBACK. THE PROPERTY IS LOCATED AT 6 DOWNING ROAD, TAX MAP 22, LOT 93, IN THE “SR-1” AND “RR” ZONING DISTRICTS.**

Phil Harrison, Acting Clerk, read the Notice of Public Hearing.

William Nelson presented the application.

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

Case No. Z2013-02 was closed.

- 3. CASE #38048-Z2013-03: JAMES HAXBY & MARIA GOBBINI ARE REQUESTING A SPECIAL EXCEPTION UNDER ARTICLE VIII, SECTION 803, “CHANGE OF NON-CONFORMING STRUCTURES,” PURSUANT TO SECTION 206, “SPECIAL EXCEPTIONS,” TO REPLACE AN EXISTING NON-CONFORMING GARAGE AND CARPORT WITH A LARGER GARAGE AND AN OPEN, COVERED**

**WALKWAY. THE PROPERTY IS LOCATED AT 3 NORTH BALCH STREET, TAX MAP 38, LOT 48, IN THE "SR-2" SINGLE RESIDENCE ZONING DISTRICT.**

Phil Harrison, Acting Clerk, read the Notice of Public Hearing.

Art Garges and James Haxby presented the application.

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

Case No. Z2013-03 was closed.

4. There was a brief discussion of Jonathan Edwards' Conditional Use proposal. The Board reach consensus to take consideration of this proposal off the table for now.
5. **ADJOURNMENT:** The meeting adjourned at 8:03 PM.

Respectfully submitted,

Beth Rivard  
Planning & Zoning Administrative Assistant