

**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING: September 26, 2013
Town Hall, 41 South Main Street – 7:00 PM**

Board Members Present: Gert Assmus, Carolyn Radisch (Acting Chair), Phil Harrison, Ruth Lappin, Bernie Waugh (Acting Clerk)

Staff: Judith Brotman, Zoning Administrator

Others: See the Attendance Sheet

Carolyn Radisch, Zoning Board Acting Chair, called the meeting to order at 7:02 PM. The deliberation meeting will be held October 3, 2013 in the Town Hall Boardroom at 7:00 PM.

The following agenda items were then heard.

- 1. CONTINUATION OF CASE #23059-Z2013-31: THE LEDYARD LANE NEIGHBORHOOD ASSOCIATION IS APPEALING AN ADMINISTRATIVE DECISION, UNDER ARTICLE X, SECTION 1005, “BOARD OF ADJUSTMENT”. THE DECISION BEING APPEALED IS THE JULY 18, 2013 ISSUANCE OF ZONING PERMIT #2013-103. THE PROPERTY IS LOCATED AT 12 LEDYARD LANE, TAX MAP 23, LOT 59, IN THE “SR-2” SINGLE RESIDENCE ZONING DISTRICT.**

Bernie Waugh, Acting Clerk, read the Notice of Public Hearing.

Barry Schuster presented the appeal. George Hathorn also spoke in favor of the appeal in Phase I.

Ms. Brotman and Jolin Kish spoke in opposition to the appeal in Phase II.

Mr. Schuster, Henry Payson, and Mr. Hathorn rebutted in Phase III.

Ms. Kish spoke in Phase IV.

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

Case No. Z2013-31 was closed.

- 2. CASE #23125-Z2013-21: ANDREW & MARIRUTH GALBRAITH ARE REQUESTING A SPECIAL EXCEPTION UNDER ARTICLE II, SECTION 210.1, “ACCESSORY USES – DRIVEWAYS”, PURSUANT TO SECTION 206, “SPECIAL EXCEPTIONS”, TO CREATE A VEHICLE TURN-AROUND IN THE FRONT SETBACK AREA OF THEIR PROPERTY LOCATED AT 61 LEBANON STREET, TAX MAP 23, LOT 125, IN THE “SR-3” SINGLE RESIDENCE ZONING DISTRICT.**

Bernie Waugh, Acting Clerk, read the Notice of Public Hearing.

Mariruth Galbraith presented the application.

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

Case No. Z2013-21 was closed.

3. **CASE #40023-Z2013-32: FRANK BARRETT, AS AGENT FOR PETER & JEAN SCANNELL, PROPERTY OWNERS OF RECORD, IS APPEALING AN UNWRITTEN ADMINISTRATIVE DECISION, UNDER ARTICLE X, SECTION 1005, "BOARD OF ADJUSTMENT", PURSUANT TO ARTICLE II, SECTION 210.L, THAT A PROPOSED ACCESSORY DWELLING UNIT CANNOT BE CONSTRUCTED AS PROPOSED. THE PROPERTY IS LOCATED AT 24 ROPE FERRY ROAD, TAX MAP 40, LOT 23, IN THE "SR-1" SINGLE RESIDENCE ZONING DISTRICT.**

Bernie Waugh, Acting Clerk, read the Notice of Public Hearing.

Frank J. Barrett, Jr. presented the appeal. No one else spoke in favor of the appeal in Phase I.

Ms. Brotman, Jeff Boffa, Rick Macleay, Lisa Young, Sharon Nordgren and Richard Nordgren spoke in opposition to the appeal in Phase II.

Mr. Barrett rebutted in Phase III.

Ms. Brotman, Mr. Boffa, William Young and Mr. Nordgren spoke in Phase IV.

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

Case No. Z2013-32 was closed, with the record left open for information on the configuration of the connector in the approved zoning/building permit.

4. **ADJOURNMENT:** The meeting adjourned at 9:17 PM.

Respectfully submitted,

Judith Lee Shelnuttt Brotman
Zoning Administrator