

The meeting was called to order at 4:10 p.m. Those attending were: Mike Iafolla, Chairman, Bob Field, Dick Wollmar, Russ McCann sitting in for Mark Johnson, and Russell Jeppesen.

**Case 2000:43 – John & Julie Woodworth, 45 South Road**, for an Equitable Waiver, under 674:33(a) for existing longstanding dimensional requirement being that under current zoning 50 feet front setback is required and 40 feet is found to exist, and for a variance to Article IV, Section 406 for an existing front setback of 40 feet where 50 feet is required in IB/R zone.

John Woodworth spoke for the petition and presented plans for the addition that he was proposing. The Board felt that since the house was built before 1972, before zoning was instituted, that the applicant qualified for the equitable waiver.

The Chairman stated that the property meets the requirements of R1 in the IBR zone, that all that is needed is the 50 foot setback for the front of the property.

Paul Charron, Building Inspector, referred to Article V, Section 501.5, “structures on a lot that is nonconforming because it does not meet the existing dimensional requirements for frontage and/or lot size can be expanded if the expansion meets current zoning,” and the Board concluded that the new addition does meet current zoning.

The Board then discussed the fact that the equitable waiver applied to the first story because the 50 foot setback would run right through the middle of the first floor, and that the variance would apply to the second story on the right side.

John Woodworth then addressed the Gelinas five findings of fact and why the variance should be granted. The Board also stated that Mrs. Bosch’s letter should be addressed for the record.

A motion was made by Russell Jeppesen to grant the equitable waiver, that deals with the existing property line being too close to the front lot line, seconded by Russ McCann, vote was unanimous.

A motion was made by Russell Jeppesen to grant the variance with the condition that none of the new square footage was to be used for the business, Sports Outpost, that it only be used for residential purposes, and it only be used for this plan, done by Technical Illustrations, dated September 9, 2000, a total of four pages. The Building Inspector should also make the determination whether the existing septic system needs to be replaced after completion of the addition, seconded by Russ McCann, vote was unanimous.

Meeting adjourned at 5:00 p.m.

Respectfully submitted,

Tina Kinsman  
Recording Secretary