



Approved 1/25/11

**Zoning Board of Appeals
Meeting Minutes
November 30, 2010**

Members in attendance: Richard Rand, Chairman; Mark Rutan, Clerk; Chan Byun; Craig Gugger

Others in attendance: Kathy Joubert, Town Planner; Bill Farnsworth, Building Inspector; Elaine Rowe, Board Secretary; David Bergstrom, Bergstrom Construction; Mike Thayer

Chairman Rand called the meeting to order at 7:00 PM.

Public Hearing to consider the petition of David Bergstrom for a Variance/Special Permit to allow the construction of a single-family home with attached 2-car garage which will exceed 80% of the gross floor area of the existing single-family home (to be demolished), on a lot with less than the required minimum lot area in Groundwater Protection Overlay District Area 2 and Residential C district, on the property located at 122 Maple Street, 7:00 PM

David Bergstrom discussed plans for the demolition and removal of an existing 650 square foot cottage and garage, which is to be replaced with a single-family ranch-style home with full basement and attached 2-car garage on a pre-existing, nonconforming lot. Mr. Bergstrom stated that the existing home is undersized and inadequate for the homeowner's needs. He also explained that, since the proposed home will be approximately 3,168 square feet, a special permit is required to allow for an increase in the gross floor area of over 80%, as required under section 7-08-040A of the Zoning Bylaw.

Mr. Bergstrom confirmed that the proposed construction will meet all of the setback requirements.

A neighbor to this property, who did not give his name, voiced his opinion that the proposed construction will be an improvement to the neighborhood. Mr. Rutan agreed, and noted that the proposed home is characteristic of others in the area.

Mark Rutan made a motion to grant a special permit to allow for the construction of a structure of up to 3200 square feet, as generally shown on the plan dated October 24, 2002. Craig Gugger seconded, vote unanimous.

429 Whitney Street – Ms. Joubert explained that the applicant needs to authorize an extension before December 3rd, otherwise the board will need to meet on December

21st in order to hold this hearing within the mandated time frame. Applicants have indicated they will grant extension but the letter stating such has not been received as of tonight's meeting. She will keep the board informed of the status of this application.

Review Minutes of the Meeting of October 26, 2010 – Ms. Joubert stated that the minutes were reviewed by Chan Byun, and he noted no issues. Craig Gugger made a motion to accept the Minutes of the Meeting of October 26, 2010 as submitted. Chan Byun seconded, vote unanimous with Mark Rutan abstaining.

Adjourned at 7:55 PM.

Respectfully submitted,
Elaine Rowe
Board Secretary