

**ZONING BOARD OF ADJUSTMENT**

**March 3, 2015**

**MEMORIAL BUILDING**

**7:00 P.M.**

*These minutes are to be considered draft minutes only, until approved by the board at their next meeting.*

**Members Present:** Susan Chiarella, Justin Hastings, Bryan O' Day, and Gene Hayes

**Others Present:** George McCusker, Tom Duling

**Approval of January-February minutes:** Motion made by Bryan to accept minutes as written, second by Justin, all in favor and unanimously approved.

**Special Exception Hearing for Mark Brunelle:** Susan Chiarella confirmed with Susan Abair that the notice was in the paper timely as well as notices sent to the abutters.

Susan Chiarella explained to Mark that there wasn't a full board present and it was his decision as to whether he wanted to proceed with the hearing or not. Mark stated that he wanted to proceed.

George McCusker asked if a board member who is not running again could stay on the case in the event that it is continued. Susan Chiarella stated that she did not have a definite answer to that question.

Susan Chiarella asks board to look over application to see if it is complete. Gene Hayes states that the application appears to be complete. The rest of the board agreed.

Susan asks that Mark address the board and tell them a little about what he is wanting to do. Mark states that the Special Exception is for a piece of property that he has purchased however building the house that he wants to, he is missing the two foot setback on each side with a total of four feet. He states that he has designed the smallest house possible to accommodate the lot size. The lot size is roughly a half of acre. He states it's a 2 bedroom house with a 2 bedroom septic. He is putting in an Advanced Septic system and it has been approved by the State. He states that if he turns the house he would meet all the setbacks but feels the house wouldn't look as nice for the buyers as most people like their house facing the road.

Susan asks if George McCusker as a selectman had any questions or comments. George states the only thing he could think of was perhaps having it surveyed as the town has run into that problem in the past with smaller lots like this one.

Susan reads a letter from the Trustee of the Vartanian Trust, one of the abutters. Nancy Dolan, trustee for the Vartanian Trust states that she is opposed to the Special Exception. She states that she is wanting the Zoning Ordinance to be enforced. Susan explains that our current Zoning Ordinance allows for the Special Exception.

Tom Duling states that he would like the boundary lines flagged.

Gene asked if Mark plans on putting a garage on the house and if so where. Mark states that he wouldn't be able to with the current proposal.

Susan states that she is inclined to ask for a Surveyed plan. The rest of the board agreed. Mark states before he will spend the money to have it surveyed he will turn the house to meet setbacks and then he won't need a special exception. Bryan explains that he will still need a special exception as the lot is a non-conforming lot. Mark states that he will not be able to do anything perhaps until May when the snow is gone.

Board decides to continue the meeting until April 7, 2015. Mark will contact the board if he doesn't have a surveyed plan by then.

**Misc. Business:** Approval of December 18, 2015 minutes: Gene makes a motion to accept the ZBA portion of the minutes, second by Bryan, all in favor and unanimously approved.

Meeting adjourned@ 8:00

Minutes submitted by,

Susan Abair

