

BOARD OF ADJUSTMENT

JUNE 1, 2021

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes until approved by the Board.

Zoning Members present: Susan Chiarella, Chair; Tanner Jacques, Cody Patten, Bryan O'Day and Justin Hastings.

Also present: Whit Smith. Leah Greene was present via ZOOM.

The meeting was called to order at 7:00 p.m.

Minutes of May 4, 2021: Corrected date at the top of the page. Tanner moved to accept the minutes as corrected, seconded by Justin and unanimously approved.

May 11, 2021: Tanner moved to accept as written, seconded by Justin. Tanner, Bryan, Cody, and Justin approved. Susan abstained since she was not at the May 11 meeting.

At 7:05 p.m. the hearing began for Leah Greene for an amended variance. Leah would now like to extend the front of her garage by two feet, making the garage L 28' x W 26'. The expansion will not increase encroachment of the 20' relief previously granted. Susan reported town counsel had advised the appropriate way to handle the request was to hold a public hearing as the previous application and approval was specific to the size of the building in question. Whit stated at the last Selectmen's meeting the Board could, in their discretion, move forward on approving the zoning permit for an additional 2' building size. All three were not in favor of proceeding in that manner.

Tanner confirmed with Leah the additional 2' is on the front of the garage closest to the driveway, outside of the setback. He felt comfortable with granting the additional 2'. Nothing is changing what they saw at the site visit. Justin stated he has no problem with the building being closer into the driveway.

Justin moved to grant the amended variance request for 26' x 28', as presented, seconded by Bryan. In discussion the Board agreed this does not change their opinion on what was granted the first time. Nothing has changed in the way they saw the first application. The 5 criteria for a Variance are still met, and there is no reason to go through the 5 criteria again. Tanner, Cody, Justin, and Bryan voted in favor. Susan abstained as she was not on the site visit.

The Board voted unanimously to adjourn at 7:15 p.m.

Submitted by,

Janet Roberts
Administrative Assistant

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