

Zoning Board of Adjustment  
Minutes  
July 27, 2017

**Members Present:** Wayne Flynn, Tom Dyar, Steve Roy and Lenny Knowles (Alt)

**Members Excused:** Rick Eichler and Keith Roberge (Alt)

**Members of the Public:** Steve & Patricia Flynn and Jesse & Evie Daniels

**Call to Order:** Meeting was called to order at 7:02 by Chairman Flynn

**Appointment:** Chairman Flynn appointed Lenny Knowles as a full voting member

**Minutes of June 14, 2017** – On a motion from Lenny Knowles with a second from Tom Dyar, all members voted to approve the minutes as presented.

Chairman Flynn informed the applicants that, because there were only 4 members present, the applicants could reschedule their hearings at a later date when a full 5 member board could be present. The applicants chose to proceed with 4 members.

**Case #06-2017 – Flynn – Special Exception**

Chairman Flynn recused himself from the board for this hearing and Vice Chair Dyar took over and asked the applicants to present their case. The Flynn's would like to remove an existing deck and replace it with an enclosed porch which is 2' longer and 4' wider which is within the properties setbacks. This is an expansion of a non-conforming structure which is allowed by special exception. The design will carry the existing roof line and will look like part of the original structure. Vice Chair Dyar asked if there was anyone present who wished to speak in favor or against the application. Seeing none, Vice Chair Dyar closed the public hearing at 7:10 and the board completed the Finding of Facts:

- 1) Existing Non-Conforming Use
- 2) One-time 50% expansion is allowed by special exception
- 3) Improvement to the property
- 4) No injustice will be done

The board completed the checklist and Vice Chair Dyar asked for a motion. Lenny Knowles made a motion to grant the application which received a second from Steve Roy and all members voted in favor. The applicants were informed that their abutters have 30 days to appeal the decision.

**Case #07-2017 – Daniels - Variance**

Chairman Flynn resumed control of the meeting and asked the applicant to present his case. There is currently a billboard on the property which is approximately 240 sq ft. One side of it displays a sign for Caron Building, the other side is blank. Mr. Daniels would like to place a

sign on the back side of the billboard for his company, Daniels Landscaping. Chairman Flynn asked if Mr. Daniels has looked into the State regulations pertaining to billboards as this is on a State access highway. Mr. Daniels currently has to pay a fee to the State but is unaware of any other regulations. He will check with DOT in Lancaster to see if there are any other regulations he will need to adhere to. Tom Dyar questioned whether both sides of the billboard would be grandfathered as the billboard itself is already grandfathered. Chairman Flynn asked if there was anyone who wished to speak in favor or in opposition to the application. Seeing none, the public hearing was closed at 7:25 and the board completed the finding of facts:

- 1) Existing billboard
- 2) Per the ordinance, a “sign” is considered as having 2 sides

On a motion from Tom Dyar to grant the variance with a second from Lenny Knowles Chairman Flynn called for a roll call vote:

Tom – Yes                      Steve – Yes                      Lenny – Yes                      Wayne – Yes

The applicant was informed that the abutters have 30 days to appeal the board’s decision and that it could possibly be longer depending on any State regulations.

**New Business** - None

**Old Business** – None

**Public Comment** – None

**Adjourn** – On a motion from Lenny Knowles with a second from Steve Roy, the board adjourned at 7:40 pm

Respectfully submitted



Michelle M. Lutz  
July 31, 2017