

Zoning Board of Adjustment
Minutes
August 30, 2018

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

Members Excused: Keith Roberge (Alt), Tom Dyar and Norman Malloy

Members of the Public: Judith Leblanc

Call to Order: Meeting was called to order at 7:10 by Chairman Flynn

Election of Officers: As there were only 3 members present, the board voted to pass over the elections until more members could be present.

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

Minutes of July 27, 2017 – On a motion from Lenny Knowles with a second from Steve Roy, all members voted to pass over the minutes..

Chairman Flynn informed the applicant that, because there were only 3 members present, the applicant could reschedule their hearing at a later date when a full 5 member board could be present. The applicants chose to proceed with 3 members.

Case #02-2018 – Leblanc - Variance

Chairman Flynn read the application and Mrs. Leblanc explained to the board that they planned to remove the existing deck and build a one-car garage with covered entry way. The rear of the existing house does not meet setbacks currently. The proposed garage will meet the setback requirements on the front and side but will be 10' from the neighbor's fence at the rear of the property. In order to meet setback requirements, they could attach the garage to the house but then they would have to fire-rate that side of the house, add a fire rated door and they would also lose the window on that side of the house. The existing deck is only about 6' from the fence. The garage would decrease that non-conformity. Chairman Flynn asked if there was anyone present who wished to speak in favor or against the application. Seeing none, Chairman Flynn closed the public hearing and the board completed the Finding of Facts:

- 1) Garage will be 4' further from the setback than the existing deck,
- 2) Abutting property is shielded by existing fence,
- 3) There is no opposition from abutters.

The board completed the voting sheets and Chairman Flynn asked for a motion. Lenny made a motion to grant the application which received a second from Steve and Chairman Flynn called for the roll call vote:

Steve – Yes Lenny – Yes Wayne - Yes

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 7:30 pm

Respectfully submitted



Michelle M. Lutz
September 4, 2018

Approved October 18, 2018