

MINUTES OF THE ZONING BOARD OF ADJUSTMENT MEETING
April 12, 2012
7:00 PM

Meeting called to order by Electra Alessio, Chairman, present: Ray Donald Vice Chairman, Daryl Branch, John Whittier, Peter Coffin. Mr. Donald made a motion to approve the November 11, 2011 minutes, Mr. Coffin seconded, all in favor, Ms. Alessio abstained. Mr. Donald made a motion to make Ms. Alessio Chairman Mr. Coffin seconded. Ms. Alessio made a motion to make Mr. Donald vice Chair, Mr. Coffin seconded. All in favor for both motions.

Roger Clark, Tax Map R-12, Lot 20.

A letter from Roger Clark was read by Ms. Alessio stating Mr. Clark could not be in attendance for the meeting, and to accept William Costas as his representative. Mr. Clark is not the owner of the property the sale is contingent on the outcome of this hearing.

Mr. William Costa stated they were proposing a three bedroom home to replace the trailer currently located at 40 Mill Road. Mr. Costa stated the new structure would be smaller than the structures currently on the property and the new driveway is 100 square feet less. Mr. Costa stated they have plans for a new septic system and the new home would be an enhancement to the neighborhood. Mr. Donald asked what the setback from the wetlands is for the current home. Mr. Costa stated 35.9 from the back of the garage which is different from the home. Mr. Paul Nichols stated the house would be between 55 and 60 feet. Mr. Nichols stated it is impossible to put a home in the location and meet the setbacks from the septic system and the property lines. Ms. Alessio stated they could keep the same footprint. Mr. Nichols stated the well and the septic system would be moved and would meet all state requirements. Mr. Coffin discussed being "grandfathered" as a non conforming lot. Mr. Nichols stated the only structure that would fit into the existing footprint was another mobile home. Mr. Costa stated there would be less lot coverage with the new structure, as the garage would be under. A discussion followed regarding the wetlands and the setbacks. Ms. Alessio asked the size of the proposed home. Mr. Costa responded it was a small cape, 2100 square feet. A comparison was made of the proposal made last year. Ms. Alessio stated an approval could be made for only the design presented tonight not to be carried with the property. Mr. Costa stated the design fit the neighborhood. Ms. Alessio stated she had received a letter from Douglas Johnson at 38 Mill Road, who stated he had lived

there for 26 years and did not believe it was in the town's best interest to build a three bedroom home so close to wetlands, and stated there is flooding due to heavy rains and snow. Mr. Coffin stated he could not see that the design would contribute to flooding. Mr. Whittier stated the property as it stands is not only an eye sore but a safety hazard. Further review/discussion of property.

Ms. Alessio stated a 40.5 foot variance would be needed and read the 5 criteria for an area variance. All five criteria passed, Mr. Donald made a motion to approve, Mr. Branch seconded. A clarification was made that the approval was for the plan as presented tonight. Ms. Alessio explained the thirty day waiting period.

Ms. Alessio adjourned the meeting @ 7:45.

Respectfully submitted,

Tammy L. Bakie
Secretary
Zoning Board of Adjustment