

Zoning Board of Appeals Minutes
January 3, 2007

Hearing #06-15
Continuance

Present: David Perry, Joseph Daigle, Terry Girouard, Cheryl Anderson, Donna Brooks

Absent: Gil Carreiro

1. David opens continuance at 7:36PM and introduces Board and reads Rules of Hearing.
 - A. Advises only new material

2. Attn. Bodanza speaks for Appellant
 - A. States that lot is large and applicable for a Variance
 - B. States that hardship would exist if such a large lot was not used as a buildable lot
 - C. States case similar to this one in case law, Paulding v. Bruin 470NEIND398.
 - D. States new owner would be firefighter
 - E. States house would be well built

3. Donna asks if case mentioned was cut from a larger lot
 - A. Attn. states he did not know
 - B. Attn. states he has not been on site

4. Appellant presents pictures of all houses in the neighborhood

5. Joe asks reason for showing pictures of all houses in neighborhood
 - A. Attn. states to show existing houses

6. Board views pictures

7. Cheryl questions reason for pictures on other roads

8. Appellant states reason for pictures is to show all small lots

9. David asks Attn. who owns the road
 - A. Attn. states no one knows who owns the road

10. David asks Mike Gallant about road
 - A. Mike states this process would be two-fold with Planning Board
 - B. Mike sees no stumbling block because of road

11. Cheryl asks if lot existed before zoning
 - A. Attn. states no

12. Purchaser speaks on his qualifications as a person and his intention to the community
13. David asks abutters for comments
14. Bernadette Hines asks why Board didn't find out who owned road
 - A. David states it would cost too much
15. Marie Gaudet speaks against plan
 - A. Claims she was not notified of Hearing
16. Kimberly Shell speaks against plan and submits letter she wrote
17. Carl Shell speaks against plan and pictures
18. Cheryl asks Shell's about pictures
 - A. Debate with Shell's and Cheryl about road
 - B. Donna asks to see pictures again
 - C. Extended debate with Cheryl and Appellant and Shells
19. Debra Jaimism/Larrabee speaks against plan and states Appellant is in it for profit and has other frontage to use
20. John Brownell speaks against plan and repeats Ms. Jaimism's comments.
21. Appellant speaks against abutter's comments
 - A. David quiets crowd down
22. John Brownell speaks to correct standing
23. Kevin Oxford worried about global warming and new wells on depleting water supply
24. Bob Woodward speaks as concerned citizen against
 - A. Cheryl speaks out against crowd
25. David asks Appellant or crowd
26. Lauren Shell speaks against
27. John Brownell asks why not use all the land?
 - A. Bruce David says because buyer can't afford more land
 - B. Mrs. Shell wanted to buy but was denied

28. Appellant's Attn. Bodanza gives closing statement which was short but repeated his opening

29. David closes Hearing at 8:21PM

A. Advises crowd of rules of deliberations and appeals

Hearing #06-13

Time: 9:15 PM

Deliberations opened on Nextel Communications request for Special permit from Section 5.5.2(A)

1. Discussion on lack of information and pending time restraints on our 90 day requirement
2. Donna makes motion to deny appeal due to lack of information requested
3. Seconded by Terry
4. Vote: All in favor, opposed – none

Hearing #06-15

Time: 9:37 PM

1. Discussion on setting deliberation on #06-15
2. Date set for February 7, 2007 at 7:30PM

Respectfully Submitted by Joseph Daigle, Clerk