

Zoning Board of Appeals Minutes
September 5, 2007

Hearing: #07-10
Section #1.42
Special Permit

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

Absent: Gil Carreiro

1. David opens at 7:37 pm.
 - a. Introduces Board.
 - b. Explains rules of hearing.
2. Appellant – Ray Halfkenny submits four pages numbered 1 of 1 to Board and presents request.
3. Donna asks why they are asking for variance and special permit.
 - a. Appellant states his lawyer told him to.
4. Cheryl discusses pre-existing non-conforming state of structure and lot.
5. David goes over measurements of request with Mr. Halfkenny.
6. Discussion on setbacks.
7. Change made to plan to back from lot line at garage from 12' to 15'.
8. Addition to be only one foot higher than existing structure.
9. Board determines variance is not required and continues with special permit.
10. David opens questions from abutters.
 - a. Mike Ciuffetti asks question pertaining to use of garage.
 - b. Asks questions to height and dimensions and direction garage will face.
 - c. States if board is ok with appeal there isn't much he can do about it.
11. Abutter Walter Kanell speaks and is not apposed to plan.
12. David closes hearing and advises appellant of appeal process.
13. Hearing closed at 8:00 pm.

Hearing: #07-09

Time: 8:14 pm

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

Absent: Gil Carreiro

1. David opens hearing and introduces Board, explains rules of variance.
2. Appellant, Cory Gracie explains request and submits four page set of plans numbered 1 of 1.
 - a. Discussion as to lack of scale on plans.
3. David asks why the garage can't be 26' long instead of 30'.
 - a. Too many vehicles with large family.
4. Discussion on need for more accurate descriptions and measurements on plan.
 - a. Terry speaks.
 - b. Cheryl speaks.
 - c. Donna speaks.
 - d. David speaks.
5. Hearing continued to October 10, 2007 at 7:30 pm – Please Post –

Motion made by Terry

Donna seconds

Vote unanimous

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1. Board discusses packet and contents.
2. Discussion whether or not to deliberate #07-10.
3. Board decides to deliberate.
4. Motion made by Donna to approve finding of #1.42.
 - 2nd – Cheryl to find not more detrimental.
 - a. Discussion on appeal.
 - b. Board finds not more detrimental.
 - c. Vote – Unanimous to grant with change to side setback from 12' to 15'.
5. Cheryl submits two large packets to Board to be added to 40B file concerning payments to vendors and work done by her in proof reading for Board.
6. Motion to adjourn at 9:13 pm – Cheryl
 - Terry seconds
 - Vote – Unanimous

Respectfully submitted by Joseph Daigle, Clerk.