

**Minutes of the Zoning Board of Appeals
November 14, 2007**

**Time: 7:34 PM
Hearing: #07-16
Variance – 5.1**

Present: David Perry – Chairman, Joseph Daigle, Terry Girouard, and Cheryl Anderson

Absent: Gil Carreiro and Donna Brooks

1. David Perry opens hearing, introduces Board, and explains four member Board.
 - a. Appellants accept four member Board.
2. David Perry explains rules of a Variance.
3. Paula LaMarche speaks about her request and enters letter from abutter numbered 1 of 1 – 1 sheet.
4. Cheryl Anderson speaks to a pre-existing, non-conforming situation under Section 1.42.
 - a. Board discussion
5. David Perry calls for a motion.
6. Cheryl Anderson makes a motion that the Board makes a Finding that Section 1.42 applies and that a Special Permit may be sought and that 5.1 does not apply. The Board also finds that the land slope will not allow alteration to structure at rear.
Second – Terry Girouard
Vote – Unanimous to use Section 1.42 (Special Permit)
7. David Perry calls for any further discussion.
 - a. None
 - b. Closes hearing at 7:55pm.
8. David Perry explains appeal process.
9. Cheryl Anderson makes motion to enter deliberations.
Second – Terry Girouard
Vote – Unanimous
10. Terry Girouard makes motion to grant Special Permit with conditions.
 - a. Second – Cheryl Anderson
 - b. Discussion
Conditions:
 1. No higher than existing shed
 2. No closer to south lot line (7 feet)
 3. No closer to road than 10 feet
 - c. Vote – Unanimous to grant Special Permit

**Hearing: #07-17
Special Permit – 3.42(o)
Variance – 4.2**

1. David Perry opens hearing at 8:05pm.
 - a. Introduces Board
 - b. Explains four member Board
 - c. Appellant explains they will accept four member Board.
2. David Perry explains rules of Variances and Special Permit.
3. David Perry explains rules of hearing.
4. Gregg Rosen speaks for appellant.
 - a. Site distance 225 feet
 - b. Fills canopy is a cantilever
 - c. Designed to match main street (after discussion with Historical and Planning Boards)
5. David Perry asks about height.
 - a. 36 feet 10 inches in design
 - b. One sign in rear on building
 - c. One sign on stone pillars in front (to match Zoning Bylaw)
 - d. Lane one – ATM
 - e. Lane two – Tube
 - f. Green space added along east lot line and front
6. David Perry asks about triangle.
7. Terry Girouard asks about parking behind video store.
8. Appellant advises parking will be shared with video store and hardware store. Snow removal will be continued along with trash with what Mr. Wright is already doing.
9. Cheryl Anderson speaks to parking requirements.
 - a. Appellant states “selling space” is down to 1300 square feet
10. Town Planner states the Board’s zoning booklet is no longer valid.
11. David Perry asks Board if they have any other questions.
 - a. None
12. Appellant states they can change anything we request.
13. Historical Commission will hold a demolition hearing on November 26, 2007 at 7:00pm at the library.

14. Cheryl Anderson wants in record that GFA could make building smaller but requests from Historical and Planning Boards require bigger building to accommodate all of the changes required for Village Center.
15. David Perry calls recess at 8:45pm.
16. David Perry calls hearing to order at 8:50pm.
17. David Perry speaks with Cheryl Anderson about zoning changes and lack of up-to-date book.
18. Board decides to hear from audience and continue our questions later.
19. David Perry asks to hear from other Boards.
 - a. Historical chairman speaks
 1. Requests no demolition until all permits and Boards are satisfied
 - b. Planning Board co-chairman speaks
 1. Parking
20. Joseph Daigle asks if parking can be reduced and grass inserted.
 - a. Planning Board is looking into "lid"
21. Joseph Daigle asks about ownership and deeds.
22. Cheryl Anderson speaks to rebuilding if demolished that section 1.43 may apply.
23. Mr. Johnson – Chairman of the Advisory Board speaks in favor of project.
24. David Perry asks for abutters if they have any questions.
 - a. Deborah Gagne speaks (January 25, 2006) ZBA hearing
 1. Claims Board said lot had to be all for Hardware store and not divided.
 2. Claims her land is destroyed by owner and Town has been no help.
25. David Perry tells abutter to make list and get back to us.
26. David Perry tries to bring hearing back to order.
27. Appellant tries to bring hearing back to order.
28. Joseph Daigle suggests continuance.
29. Cheryl Anderson asks Planning Board about their meeting.
30. Terry Girouard makes motion to continue until December 5, 2007 at 7:30pm.
Cheryl Anderson seconds
Vote – Unanimous
31. Terry Girouard makes motion to adjourn at 9:37pm.

Second – Cheryl
Vote – Unanimous

Respectfully submitted by Joseph Daigle, Clerk.