

**Minutes of the Zoning Board of Appeals**  
**April 23, 2008**

**Hearing: #08-02**  
**Time: 7:30pm**

**Present:** David Perry – Chairman, Joseph Daigle, Terry Girouard, Cheryl Anderson, and Donna Brooks, Michael Gallant

1. David Perry opens hearing.
2. David Perry introduces Board.
3. David Perry advises rules of hearing.
4. David Perry turns hearing floor over to appellant.
5. Ms. Tina Sbrega (CEO) representing GFA.
  - a. States their legal council advised them to seek relief from Section 4.2
6. Mr. Henri Sans, Jr. (Attorney) states case to under sized lot and its ramifications.
7. Donna Brooks asks Mr. Sans to highlight lot plan for clarification.
  - a. Mr. Sans highlights lot plan and continues to explain the bank's case.
8. Cheryl Anderson discusses frontage of lot, separation of lot #1 and #2, and issue of grandfathering.
9. David Perry discusses his opinion that this was already a done deal and no need of more action.
10. Atty Sans continues his presentation and request.
11. David Perry again does not feel the need for action.
12. Atty Sans counters David Perry's comments.
13. Cheryl Anderson speaks again to grandfathering issue.
14. David Perry speaks to knowledge of what bank needs and wants.
15. Joseph Daigle attempts to clarify deeds and tax cards to issues.
  - a. Not really accepted.
16. David Perry asks appellant if they have anything else.
17. Ms. Sbrega summarizes bank's position.
18. Cheryl Anderson enters original decision #07-17, #1 of 2 (2 pages).

19. David Perry enters letter from DPW Director, #2 of 2 (1 sheet).
20. Terry Girouard questions need for further action and not simply an amendment to the previously granted Variance and asks appellant.
21. Atty Sans states they are not comfortable with that idea.
22. David Perry asks for input from other Boards.
  - a. Chairman of Historical Commission gives input
  - b. Chairman of Planning Board gives input
  - c. Owner Mr. Wright gives his input.
23. David Perry closes hearing at 8:23pm.
24. Board decides to go into deliberation.
25. Cheryl Anderson makes motion to enter deliberations.  
Seconds – Donna Brooks  
Vote: Unanimous
26. Cheryl Anderson makes motion to grant Variance to Section 4.2 – square footage and frontage with conditions.  
Seconds – Joseph Daigle  
Discussion – at times heated
27. Vote: To grant: Joseph Daigle, Terry Girouard, Cheryl Anderson, Donna Brooks  
Abstain: David Perry

Donna Brooks makes motion to adjourn.

Seconds – Cheryl Anderson

Vote: Unanimous at 9:08pm

Respectfully submitted by Joseph Daigle, Clerk