

**Minutes of the Zoning Board of Appeals
June 25, 2008**

**Hearing #08-04
Time: 7:30pm**

Present: Joseph Daigle – Acting Chairman, Terry Girouard – Acting Clerk, Cheryl Anderson, and Donna Brooks; David Perry absent due to sickness.

1. Paul and Mary Janell – Special Permit – Section 1.42, Non-conforming building and structure - 62 Winding Cove Road, Map 48, Parcel 56 – RB District
2. Joe opens at 7:40pm explains procedure and four member Board option, appellant chooses four member Board.
3. Appellant explains project, existing home to be demolished and septic on lake side.
4. Wants to build new home closer to lake and septic towards road. Wants 20 fee side set backs. Existing home approximately five feet from neighbor.
5. Donna make motion to have a finding that 1.42 applies.
Cheryl – Seconds
Vote – Unanimous 1.42 applies
6. Joe asks about total height for mean grade. Appellant replies he will not exceed 35 feet to the mean grade. Appellant side set back on both sides will not be closer than 18 feet to the lot line.
7. Joe closes hearing at 8:17pm.
8. Other business – Mark Dymek presents invoice for Nickless and Phillips, entered for the record exhibit #1.
9. Cheryl enters a motion to pay Debbie Phillips \$6200.05 from 53G account for Whitney Park Estates.
10. Cheryl makes motion.
Donna – Seconds
Vote – Unanimous to pay \$6200.05 to Debbie Phillips from 53G account for Whitney Park Estates.
11. Cheryl makes motion to deliberate.
Donna – Seconds on appeal 08-04
Vote – Unanimous to deliberate

12. Donna makes motion to approve Special Permit as a result of the finding to demolish and construct a single family home as per submitted plans with conditions.
Cheryl – Seconds
13. Discussion on conditions. Not to exceed 35 feet on height to peak from mean grade and side set backs not to be closer than 18 feet.
14. Vote – Unanimous to approve Special Permit with conditions.
15. Motion from Cheryl to adjourn
Donna – Seconds
Vote – Unanimous