

**Minutes of the Zoning Board of Appeals
January 9, 2008**

**Hearing: #07-17
7:30pm**

Present: David Perry – Chairman, Joseph Daigle, Terry Girouard, Donna Brooks

Absent: Cheryl Anderson, Gil Carriero

1. Discussion by Board on advice or lack thereof from Atty. Phillips on requested material regarding GFA Hearing needed for deliberation.
2. Board discusses Town Report statement.
3. Board deliberates #07-17.
 - a. Board enters transcript of e-mail from Atty. Phillips dated 1/9/2008, 1:59pm to Town Planner, Eric Smith, advising structure for deliberation by Board on #07-17, numbered 1 of 1, containing two sheets.
 - b. Donna Brooks makes motion that Section 1.42 applies to Variance request for relief from Section 1.21 and 1.22 and that a Special Permit may be permitted for both sections with conditions.
 - c. Second – Terry Girouard
 - d. Discussion – Basis
 1. Pre-existing non-conforming structure
 2. Not more detrimental to neighborhood
 3. Does not derogate from the intent of the bylaw
 - e. Vote – Unanimous to grant
 - f. Donna Brooks makes motion to grant a Special Permit under Section 3.24(o) to construct a drive-thru bank at 35 Main Street, with conditions.
 - g. Second – Terry Girouard
 - h. Discussion – S.S.A.A.
 - i. Vote – Unanimous to grant
 - j. Terry Girouard makes motion to grant requested Variance from 4.2 with conditions
 - k. Second – Donna Brooks
 - l. Discussion – Board discusses Section 4.35 in application to problem at hand, decided that using plans available to Board; it appears 30 square feet is extended, discussion continues.
 - m. Vote – Unanimous to grant

Conditions applied:

1. Granted per plans last submitted to Board dated:
 2. Site plan approval from Planning Board required before issuance of building permit.
4. Donna Brooks makes motion to adjourn meeting.

Second – Terry Girouard
Vote – Unanimous at 9:17pm

Respectfully submitted by Joseph Daigle, Clerk