

March 25, 2014

The Zoning Board of Appeals Special meeting was called to order at 6:10 p.m. by Stephen Offiler, ZBA Chariman. Other member's present-Diane LeDuc, Robert Lassen, Rick Waugh, and Alternate Russell Dexter. Member's absent-Christine Farrugia, Alternate Jim Perry and Alternate Lincoln Cooper.

Staff present-Russell Gray, Demian Sorrentino, and Joyce Gustavson.

Also present- Ernest Cotnoir and Joseph Ezzell, Jr.

Alternate R. Dexter was seated for C. Farrugia.

Audience of Citizens: No Comment.

Approval of Minutes: D. LeDuc made a motion, seconded by R. Lassen, to approve the 2/25/2014 public hearing and special meeting minutes as written and presented. All voted in favor of the motion.

Unfinished Business:

a. Application #ZBA-14-01 by Joseph J. Ezzell, Jr., for a Variance from Section 4.01 Minimum Lot Area for Lot 3D and Lot 3D1 for 271 Snake Meadow Road owned by Joseph J. Ezzell, Jr.: The public hearing on this application was closed earlier tonight. S. Offiler stated that the variance is only for Lot 3D1.

D. LeDuc stated that the resulting situation from this is less non-compliant than what exists today and with that reasoning, she feels that the criteria has been met. Lot 3D is a conforming

lot and Lot 3D1 has minimal non-conformity. If the Commission does not approve the variance, they are faced with a bigger non-compliance.

R. Lassen made a motion, seconded by R. Dexter, to approve #ZBA Application-14-01 by Joseph J. Ezzell, Jr., for 271 Snake Meadow Road, (Assessor's Map 06828, Block 014, Lot 003D) for a variance from Section 4.01 Minimum Lot Area for Lot 3D1 from 87,120 sq. ft. to 81,140 sq. ft. on "Survey Plans Prepared for Joseph J. Ezzell, Jr.", consisting of one sheet dated 12/1/2012 with revision dates 11/1/2013 and 3/17/2014. All voted in favor of the motion.

b. Application Fees: At the January meeting, a proposed new fee schedule was discussed. It is the recommendation of the Planning and Zoning Commission (P&Z) to have ZBA submit their request in writing to P&Z who will then forward the request to the Board of Selectmen. A letter was drafted and presented later tonight at the P&Z meeting.

New Business: None

Any Other Business: None

Adjournment: D. LeDuc made a motion, seconded by R. Lassen to adjourn at 6:28 p.m. All voted in favor of the motion.

Attest: Joyce A. Gustavson
Joyce A. Gustavson, Recording Secretary

Attest: _____
Christine Farrugia, Secretary