

**ZONING BOARD OF ADJUSTMENT**

Meeting Minutes

Recorded by Janice Pack

January 17, 2018

**Members Attending:** John Gryval, Loren White, Gil Morris, Jarvis Adams

**Public Present:** Scott Billodeau, Shannon Billodeau, Brenda Marschok, Michael Marschok, David Collins, Kathleen Collins; Michael Borden, Code Enforcement Officer

**Meeting opened at 8:00 PM**

JGryval called the meeting to order. Four members were present. JGryval will be voting tonight. JGryval advised the Applicants, Scott and Shannon Billodeau, that we need 3 affirmative votes to pass the Variance. George Rainier is home sick tonight but did indicate that we could call him for his vote if needed. JGryval asked if the Billodeaus wanted to proceed with the hearing tonight, or to postpone because of the lack of voting members present. The Billodeaus opted to proceed. The Recording Clerk received their check #203 in the amount of \$253.25.

**A Public Hearing, ZBA Case 2018-01, for the property located at 47 Lake View Circle (Map 51, Lot 9) for a Variance to permit a reduced setback as specified in the Zoning Ordinance, Section III, Article F, Paragraph 3 on behalf of Scott and Shannon Billodeau began at 8:08 PM.**

The Recording Clerk confirmed that the certified mailing had been sent to all of the abutters, and that the hearing had been properly noticed and posted.

Scott Billodeau explained why they are seeking the variance. They have an odd Z-shaped house, and would like to square it up. Since the border lines aren't straight, squaring it up would bring them closer to the lot line. The lot is 1.9 acres. The home is currently 69' off the road, and will be 60' after the construction. For the information of the public, JGryval explained that the ordinances were cleaned up a few years ago to allow similar construction. Michael Borden said that the zoning regulations state that when you have less than a 2-acre lot, you can proportionately reduce the setbacks; however, after meeting with them, he did not feel comfortable making that decision so advised them to come to the ZBA. He feels that squaring off their home will make sense for them and their growing family. JGryval stated that it would fall well within the Town regulations.

Michael Marschok, one of the abutters, asked for clarification on the construction, which Scott Billodeau answered, describing exactly where the home would be expanded, and that it would have 4 bedrooms.

Kathleen Collins Asked where the front door would be, and the Billodeaus said it would be where it is now, but forward enough to allow for stairs to the second floor. Brenda Marschok asked if the second floor would be over the entire first floor, or just the squared off portion. It would be an entire second floor. Jarvis asked if the septic would be ok; MBorden said that had been looked at.

JGryval asked for the Planning Board comment, and a written comment was shared with the Board. It stated that the Planning Board had reviewed the application, and felt that granting this variance would be consistent with the other homes in the neighborhood. Their comment did not appear to find any reasoning against this.

JGryval went through the 5 questions on the application which are the criteria that must be met to grant a variance, and read the Applicants' answers.

At 8:18 JGryval made a motion to begin the deliberative session; this was seconded by GMorris.

Question #1 – GMorris motioned to accept, JAdams seconded. All were in favor; motion passed.

Question #2 – GMorris motioned to accept, JAdams seconded. All were in favor; motion passed.

46 Question #3 - JAdams motioned to accept, GMorris seconded. All were in favor; motion passed.

47 Question #4 – GMorris motioned to accept, JAdams seconded. All were in favor; motion passed.

48 Question #5 – JAdams motioned to accept, GMorris seconded. All were in favor; motion passed.

49 On the request for the variance, JAdams moved to grant the variance, GMorris seconded, and all were in favor.  
50 Motion passed. The ZBA approved the Variance to permit a reduced setback.

51 **Other Business:**

52 JGryval stated that he would like someone else to take over as Chair. He would like tonight to be his last  
53 meeting as Chair, as he plans to leave the ZBA after 30 years at the end of this term. GMorris mentioned that he  
54 would do it if no one else wanted to, but he would only commit to one year. The Board discussed how to make  
55 the transition smooth and seamless, and having GMorris chair next week's hearing with JGryval present to assist  
56 makes sense.

57 GMorris motioned to adjourn, and LWhite seconded. All were in favor, and the **meeting adjourned at 8:55 PM.**

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