

Zoning Board of Adjustment Minutes
August 24, 2016
6:00 PM
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Chairman Mai called the meeting to order at 6:00 PM.

Members Present: Frank Mai – Chairman, Joyce McGee – Secretary, Thomas Jackson, Richard Mallion and Gerry Pons.

Absent: John Severance

Public Present: Leo Flanders, Margaret Parenteau and Mrs. Jackson.

Minutes: A motion was made by Thomas Jackson to approve the minutes of July 8, 2014 as written, seconded by Gerry Pons. All in favor, motion passes.

Hearing(s):

#2016-001: Owner/Applicant: Richard & Margaret Parenteau-who is/are requesting a variance to locate (2) two 8x8x10 wood sheds and (1) one 12x15x10 center storage unit, with metal roof closer than the 25' setbacks (Site Design Standards - #29: Setbacks of the CDG), 9 Memory Lane, Tax Map 242 Lot 002.

Secretary McGee gave a brief overview of how the assessor had picked up the structure and advised that it was sitting close to the property line. The Planning Board had directed the Parenteau's to file a development permit in which it was denied based on not meeting the 25' setbacks. They were then directed to come to the ZBA for a variance.

Chairman Mai and other board members reviewed the application and the map showing the structure and how close it was from the property line. Mr. Flanders thought it was about 15' from the line and Chairman Mai said based on the map it looks like 8'. Chairman Mai asked if it was self-built or hired out? Ms. Parenteau stated, self-constructed. Either way it is closer than the 25' setbacks.

Richard Mallion voiced his concern, that the owner(s) needed to be aware of the town rules. Gerry Pons said that this is a good neighborhood and that the abutter, Mike Classen has no problem with the shed. He has a road that is cut in to access a septic system on his property, so nothing can be built on the abutting lot.

A motion was made by Gerry Pons to accept the application as complete, seconded by Richard Mallion. All in favor, motion passes.

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Secretary McGee showed the Board letters that the Parenteau's sent out via certified mail to all the abutters. The ones that were returned stated, that they had no problem with the structure being closer than 25'.

Richard Mallion objected to the location being the only place to put the shed on the property. Ms. Parenteau said it had to do with wood airflow and the height of the property. Mr. Mallion said, Ignorance of the law is not our problem. Thomas Jackson said, if the abutters aren't objecting why cause a headache and ask them to tear it down. Mr. Mallion, we need to stop these things.

Chairman Mai said, if they had done it right they still would have been sent to Zoning.

The Board agreed that something needs to be put into the tax bills let property owners know that a development permit is needed when making changes. Secretary McGee advised that she had done that in the 2015 2nd Half billing (see copy attached).

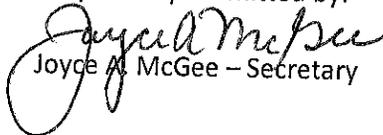
Gerry Pons - my sense to do an undue burden to the Parenteau's, he doesn't see a problem.

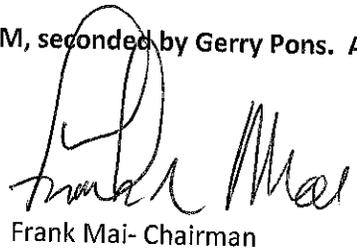
Abutter Leo Flanders did not hear from the other side so that is why he was there. No other comments from the public.

A motion was made by Gerry Pons to grant a variance to place existing shed within the 25' setbacks, seconded by Thomas Jackson. All in favor, motion passes.

A motion was made by Frank Mai to adjourn at 6:20 PM, seconded by Gerry Pons. All in favor, motion passes.

Respectfully submitted by:


Joyce A. McGee - Secretary


Frank Mai- Chairman