

Zoning Board Meeting Minutes  
Site Inspection – 24 Balsam Lane  
June 9, 2020  
4:30 PM  
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Chairman Mai called the meeting to order at 4:30 PM, this is a continuance from Monday, June 8, 2020 public hearing meeting.

**Members Present:** Frank Mai – Chairman, Richard Mallion, Barbara Hanson and Joyce McGee – Secretary.

**Members Absent:** Thomas Jackson and Charles Lockhart.

**Public Present:** Daniel and Celena Davenport

**Continuance Public Hearing:**

**#2020-002: Owner/Applicant – Davenport, Daniel & Celena – 24 Balsam Lane, Tax Map 104 Lot 105:** who is/are requesting a variance to place a 16'x30' garage with an attached 10'x24' lean-to closer than the allowed 25' setbacks (Article XIII- Absolute Criteria for all Development: Site Design Standards – 6.29: Setbacks) of the Development Code.

The Board reviewed the site at 24 Balsam Lane with Mr. & Mrs. Davenport. The dirt work and forms for the concrete pad were already in place. The Board members all agreed that the variance criteria had been met but they shouldn't have started the work prior to an approval. Mr. Mallion stated that under 674:33 the Board has to adhere to the process and so shouldn't the applicant. Barbara Hanson wondered if a penalty should be assessed. After discussion, no penalty will be imposed.

**A motion was made by Barbara Hanson to approve the application for a variance as complete, seconded by Richard Mallion. All in favor, motion carries. APPROVED**

**A motion was made by Richard Mallion to approve the variance to allow the garage to be placed 20' from the property line as a letter was received from the abutting homeowner stating they had no concerns, seconded by Barbara Hanson. All in favor, motion carries. APPROVED**

The Board would like to see on the Development Application that no construction shall start until approval is given, and to put it in BOLD so people can see it. Secretary McGee will take care of this.

**A motion was made by Richard Mallion to adjourn the meeting at 4:50 PM, seconded by Barbara Hanson. All in favor, meeting adjourned.**

Respectfully submitted by:

Joyce A. McGee – Secretary

Frank Mai - Chairman