

Zoning Board of Adjustment (Site Visit/Meeting 186 Lancaster Road)  
Meeting Minutes  
July 15, 2020  
4:30 PM  
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Chairman Frank Mai called the meeting to order at 4:30 PM.

**Members Present:** Frank Mai – Chairman, Richard Mallion, Barbara Hanson, Thomas Jackson, Charles Lockhart and Joyce McGee.

**Public Present:** Dennis & Linda Streeter, Hubert & Patricia Smith and Chris Storti

Chairman Mai read the following:

**Public Hearing(s):**

**Variance:**

**#2020-004: Owner/Applicant – Streeter, Dennis & Linda – Land Only Lancaster Road, Tax Map 219 Lot 054:** who is/are requesting a variance to construct a driveway closer than the allowed 10' setbacks (Article XIII- Absolute Criteria for all Development: Site Design Standards – 6.29: Setbacks) of the Development Code. The entrance to the property is a shared R.O.W. off Rte 3.

Chairman Mai stated that the driveway entrance off of Rte 3 is shared with the Smith's and that a Driveway Permit (Dated 6/29/2020) to construct a common access to two undeveloped residential lots on US-3 in Whitefield was received from the State. Mr. Streeter stated that the driveway shall not exceed 24' in width per State and other conditions from State were placed on the permit as well. Only certain areas of the driveway don't meet the 10' setbacks.

Chairman Mai advised that a wetlands map was done and that the Conservation Commission was contacted for their input. Richard Mallion was the one that had asked for the Conservation Commission to have a say in the application as some areas of wetlands were shown on the map. He was pleased with their participation which now all boxes are checked and he didn't have any concerns.

Barbara Hanson asked for introductions of the applicant and abutters. Chairman Mai asked if anyone from the Board had any questions. No other questions came forth.

Chairman Mai asked if the abutters had any concerns. Patricia Smith responded that they had no concerns.

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

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A motion was made by Charles Lockhart to approve the variance to place the driveway closer than the allowed 10' setbacks, seconded by Richard Mallion. All in favor, motion carries. APPROVED

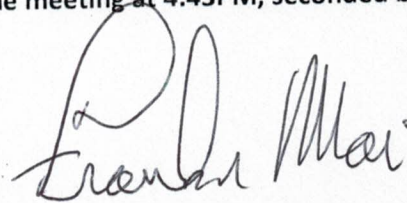
Minutes: A motion was made by Thomas Jackson to approve the minutes of June 8<sup>th</sup> and 9<sup>th</sup>, 2020 as written, seconded by Charles Lockhart. All in favor, motion carries. APPROVED

A motion was made by Richard Mallion to adjourn the meeting at 4:43PM, seconded by Charles Lockhart. All in favor, meeting adjourned.

Respectfully submitted by:



Joyce A. McGee – Secretary



Frank Mai - Chairman