

**Zoning Board of Adjustment**  
**March 28, 2017**

**Members Present:** Scott Lees-Chairman, Jake Stephan, Denny Anderson-Alternate

**Members Absent:** Craig Niiler, John Krebs, Karl Ogren

**Others Present:** Janice Zecher-Recording Secretary, Carole Demore, James Rines, White Mountain Survey & Engineering

Meeting called to order at 7:00pm. Scott introduced the board members to the public, and explained the rules and procedures, as well as the definition and guidelines for a Variance.

The minutes from February 28, 2017 were reviewed. There were no changes suggested. Motion was made by Scott and seconded by Jake to accept the February minutes as written. All were in favor.

**Case #01-16-17 Carroll County YMCA, Camp Huckins** Applicant seeks a Variance under Article 3, sections 304.5 to allow the applicant to construct an 8øx 16øconcrete pad with a 10øx 18øopen sided roof to cover an existing barbecue area at 17 Camp Huckins Road, Map #1, Lot #16.

Scott introduced James Rines to the audience. James is representing the Camp Huckins and presented the plans and application. Scott asked James to review justifications for the current variance request which James did.

There were no abutters present at the meeting. James noted that the roof would be 500øfrom the closest abutter. He also said the project needs to have a shoreland permit. Ned Hatfield, the Zoning Officer will be able to approve the remaining details of the project. a) the points can be met for any tree cutting and b) that any earth disturbance was less than 900 square feet. Discussion was opened to the public, no public comment. No further discussion on this application.

Scott made a motion to accept the application for a variance, seconded by Jake.

**Other Business:**

Scott said that a board member had approached him and asked him to get a legal opinion about what makes a lot unbuildable. The question pertains to the property on Map 29, Lot 9-1. This property, owned by Femino Family Investment Trust was heard by the ZBA during the February, 2017 meeting and has been continued. The board agreed so Scott will obtain legal advice on the meaning.

Carole Demore said that Karl Ogren made an excellent point last month when he observed that the board should look at what should be on the lot based on the written regulations rather than what the applicant wants to put there.

Election of officers was on the agenda for this month. Scott made a motion to wait until next month when the full board would be present. Jake seconded but said he would not be able attend next months meeting and requested that he not be nominated for chairman or vice chairman in his absence. Scott agreed.

Scott made a motion to adjourn, seconded by Karl. All were in favor.

Meeting was adjourned at 7:30 pm.

Respectfully Submitted,  
Janice Zecher