

Zoning Board of Adjustment

April 25, 2017

Members Present: Scott Lees-Chairman, Karl Ogren, Craig Niiler, John Krebs, John Quigly alternate sitting in for Jake Stephan

Members Absent: Jake Stephan

Others Present: Janice Zecher-Recording Secretary, Carole Demore, Mark McConkey, Dale McConkey, Nancy Bossi, Mark Bossi, Nancy Beckwith-Abutter, Jim Beckwith-abutter, Vicki Chapman-abutter.

Meeting called to order at 7:00pm. Scott introduced the board members to the public, and explained the rules and procedures.

The minutes from March 28, 2017 were reviewed. There were no changes suggested. Minutes were accepted as written. All were in favor.

Case #29-30-17 Femino Family Trust Continuance of application #29-30-17 from March, 2017. Mark McConkey represented the Feminos and reviewed the updated plans with the board. On the new plans, the area of the boathouse that was filled with water had been taken out of the square footage. The board agreed unanimously that all areas of the boathouse should be part of the square footage. Mark will add this in. Mark also said the owners would like to merge lot 30 and lot 9-1 which is across the road to increase the square footage. They would agree to draw up a new deed changing any rights to 9-1. There was discussion about setting precedent.

Public comment. There were no abutters in favor of the application. Jim Beckwith, abutter provided photos of the area during spring flooding. Mark Bossi, who is not an abutter spoke about the survey completed within the last two years and read the results of several questions where residents felt keeping the rural character and small town feel were the most important things to them for the town.

Scott asked each member of the board how they felt about merging the two lots together to create larger square footage. All members voted not in favor. Discussion turned to grading of the lot. John Krebs asked for stairs, porches and doors on the plan. Mark replied that those and full grading would be shown on the next plan. Scott would like to see a Stormwater plan and a letter from Paul King certifying the proposed grade meets Fema requirements for filling a flood plain. Must be clean fill free of trash or woody debris. Karl would like to see the setbacks further away. Mark requested the application be continued until May. Granted.

Other Business:

Election of board members: John Krebs nominated Scott for Chairman, seconded by Karl. All in favor. John Krebs nominated Craig Niiler for Vice Chairman, seconded by Karl. All in favor.

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

Meeting was adjourned at 8:45 pm.

Respectfully Submitted,
Janice Zecher