

**Zoning Board of Adjustment**  
**May 23, 2017**

**Members Present:** Scott Lees-Chairman, Karl Ogren, Craig Niiler, John Krebs, Jake Stephan, John Quigley

**Members Absent:**

**Others Present:** Janice Zecher-Recording Secretary, Carole Demore,

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

The minutes from April 25, 2017 were reviewed. There were no changes suggested. Minutes were accepted as written. All were in favor.

**51-20-17 Todd Giles fbo Patrick Apenel** – Paul Wheeler, of RE/MAX and Patrick Apenel sat with the board. Paul reviewed the application on behalf of Patrick and presented a letter from the Webster, NH Police Department stating there were no complaints about Patricks business in that town. Abutters in favor - Bonnie and Paul Elie, Carolyn Clancy. Abutters opposed - Miriam Englund. Public in favor - Mark McConkey, Todd Giles. Public opposed - Patrick Nealy.

The board reviewed the special exception worksheet for Article 15 Section 1501:

A. 5-0	E. 5-0	I. 5-0	M. 5-0
B. 5-0	F. 5-0	J. 5-0	
C. 5-0	G. 5-0	K. 5-0	
D. 5-0	H. 5-0	L. 5-0	

Based on the forgoing findings of fact, the requested Special Exception from Article 15 Section 1501 of the Town of Freedom Zoning Ordinance was granted with the following conditions:

1. No signs or vehicle lettering.
2. No gun shop or store front.
3. No on site employees.
4. No more than 7 customers visit the site per day.
5. Only minor and temporary store of firearms and ammunition.

**Case #31-21-17 William & Cheryl Taylor** - This application was continued from February, 2017. Mark McConkey sat with the board to represent William & Cheryl Taylor's application for an appeal for a **variance** under Article 3, Sections 304.5, and 310.1.5 to: Allow the applicant to construct a home and detached garage on his lot outside the setbacks exceeding the allowed 10% lot coverage on 64 North Broad Bay Road, Map #31, Lot #21, and a **Special Exception** under Article 3, Section 304.6.4.1 for erosion control on the shorefront on 64 North Broad Bay Road, Map #31, Lot #21. Mark requested a continuance on these applications. Motion was made by Karl to continue, seconded by Craig. All in favor. This application is continued.

**Case #29-30-17 Femino Family Trust** Continuance of application #29-30-17 from April, 2017. Mark McConkey represented the Feminos and reviewed the updated plans with the board. There were questions about accuracy of house measurements, size of boat house listed on this plan, setbacks. Mark requested a continuance for this application. Scott made a motion to continue, seconded by Karl. Application is continued.

**Other Business:**

Mark McConkey had emailed a question regarding a variance that had been granted. The applicants have since sold the property so Mark's question was whether or not the variance was still in effect. Scott Lees excused himself as he is an abutter to the property in question. The answer given by the board is that the variance goes with the land, but it is part of a packet. If the buyers want to change any condition of the variance, they will have to come before the ZBA with a new application. The only time there is a time limit on a variance is if it is stated in the conditions.

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

Meeting was adjourned at 9:25 pm.

Respectfully Submitted,  
Janice Zecher