

**Zoning Board of Adjustment  
March 26, 2019  
Minutes**

**Members Present:** Scott Lees, John Krebs, Karl Ogren, Craig Niiler, Jake Stephan, Denny Anderson(A),

**Members Absent:** John Quigley (A) Tim Cupka, (A),

**Others Present:** Janice Zecher, Recording Secretary

Meeting called to order at 7:00pm by Scott Lees. Scott introduced the board members to the public, and explained the rules and procedures. There was a quorum present of 5 members.

The minutes from February 26, 2019 were reviewed by the board. In third paragraph of the Broz application, change “on abutting property” to “which crosses the property”. Motion was made by Scott to accept minutes as amended, seconded by Craig.

**Case # 03-73-19 Deborah Shadd**

Applicant seeks an appeal for a Variance under Article 7, Section 706.2, Expansion of a non-conforming structure at 108 Freedom Point Road, Map 03, Lot 73. The applicant wishes to build a 12’x20’ addition, and build a 7’x12’ addition to replace footprint of existing deck, and remodeling.

Alan Fall represented the applicant and presented the plan to the board. The applicant has obtained subsurface & wetlands approval. Copies were given to the board.

The grid area will remain unaltered as it pertains to the shorefront buffer.

There were no questions from the board. Tree cutting is all hazardous trees and has already been approved by Don Harris, Zoning Officer. The tree cutting plan was drawn by Barry Keith.

There were no members of the public, and no abutters present for this application

The board reviewed the **Variance Worksheet for Article 7, Section 706.2**

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|----------------|------------------------|
| 1. Carried 5-0 | 4. Carried 5-0         |
| 2. Carried 5-0 | 5. A. (i) Carried 5-0  |
| 3. Carried 5-0 | 5. A. (ii) Carried 5-0 |

Summary of the facts of the case discussed at the public hearing:

- 1. The project does not need a Special Exception for erosion control because It impacts less than 900 square feet per 406.6.1(a)**
- 2. The proposed addition moves away from the river.**
- 3. All trees cut are hazard trees as determined by Barry Keith, permit to cut issued by Don Harris, Zoning Officer.**

Based on the foregoing findings of fact, the requested variance from **Article 7 Section 706.2** as it pertains to the Town of Freedom Zoning Ordinance be granted with the following conditions:

- 1. Per plan titled Post-Construction Conditions Plan Lot 6: Map 3, Lot 73, Deborah A. Shadd dated 01/06/19, Sheet 3 of 3.**
- 2. Construction sequencing shall be followed.**

**Other Business:**

The April meeting falls within April vacation. Because of scheduling conflicts, it was decided to move the meeting date to the 30<sup>th</sup>, keeping the deadline of April 8 in place. Janice will post this schedule change. The board will look at the December meeting date at the April meeting as well.

There being no further business, Scott made a motion to adjourn, seconded by Karl.

Meeting was adjourned at 8:00 pm.

Respectfully Submitted,

Janice Zecher