

Zoning Board Of Appeals
Meeting Minutes
May 13, 2015

The meeting was called to order at 7:05 pm

Roll Call:

Kevin DeLaughter, Chairman	Present
Emily G. Phillips, Secretary	Present
Frank Walls	Present – excused for EMT Call
Jonathan White	Present

Also Present: Lauren Murphy, Code/Zone Officer, Mark Wrisley, Sandy Lewis and Stephen Phillips

Chairman DeLaughter noted Mr. James LaForest's resignation. Thanked him for his work on the ZBA.

Tax Map No. 58.1-3-1.000 Area variance for 199 Clark Rd. Mark Wrisley, Applicant.

Chairman DeLaughter (KD) reviews application, noting the public hearing portion was conducted during the April meeting. The decision on the Wrisley application was postponed to allow Mr. Wrisley the opportunity to explore purchase and moving options for the building. K.D asks if Mr. Wrisley approached land owner Sandy Lewis about purchasing Northwest corner. Mr. Lewis would not consider selling. Discussion regarding the permit filing in 2002 and 2011 (no record of 2011 in Town files). Discuss legality of permit issued in error. S.L. enters meeting and confirms not selling property.

K.D. moves forward continuing with the ZBA Finding and Decision Form from the April meeting:

1. Will undesirable change in the character of the neighborhood or a detriment to nearby properties be produced? No. JW- There appears to be no change in the character.
2. Can the benefit sought by the applicant be achieved by a feasible alternative to the requested variance? No. Purchase not an option. M.W. - not option to move.
3. Is the variance substantial? Yes. 25 ft. is a substantial allowance from the 30' minimum.
4. Impact to physical environment. No.
5. Self-created. Yes. Discussion about history of permits. M.W. aware of setback not meeting minimum requirements.

J.W. Motion that the variance request be denied and for the building to be brought into compliance within 90 days. Second by E.P. Kevin DeLaughter, Aye. Jay White, Aye. Emily Phillips, Aye. Frank Walls, Absent.

Minutes from April 8, 2015. Motion to approve by JW. Second by KD. All in Favor. JL and JW abstain.

Brief discussion of time limit during public comment for public hearing. Tabled for next meeting.

Motion to Adjourn by EP, seconded by KD. All in favor. Meeting adjourned at 8:20 pm.