

# Weare ZBA Minutes April 07, 2015

## Final

Meeting called to order at 7:33 PM

Roll call present were Jack Dearborn, Chairman; Stu Richmond, Member;

Marc Morette, Member; Malcolm Wright, Member Donald Rogers Alt; Michael Meyers Alt.

First order of business to elect Officers for the upcoming year as follows

Jack Dearborn, Chairman

Forest Esenwine, Vice Chairman

Motion made by Stu Richmond to approve the Slate of Officer, 2<sup>nd</sup> Marc Moretti

Motion carried 6-0-0

Jack Dearborn presented cases to be heard and seated alternate member Donald Rogers as a voting member for case 0215.

**Case # 0215:** Variance from Article 17.1.1 “building on a class 6 or private road” Application was brought forward and read by the applicant Mathew Bosowski At map 202- 29, Hejo Road. Five points of hardship as follows:

1-variance will not be contrary to public interest.

2 if granted variance will not be contrary as it will be last build out and an already built up road

3-substantial justice will be done as it will be the last house to be developed on an already developed road

4 the granting of the variance will not diminish the value of the surrounding properties.

5-a lot has been a lot of record for over 25 years.

(i&ii) Zone is residential and purpose is to build a residence

-b- lot has adequate access and in 2007 road was improved to allow passage of emergency vehicles

No questions were presented by the board.

Hearing was opened for comments. Chris Pike of 19 Hejo road spoke as an approving a butter questioning compliance with the existing road agreement and care and maintenance of the road. Being a civil matter it was noted. There were no more comments from either abutters or the public at large. Being none the public portion was closed at 7:52 PM. Motions were made on all five points of hardship

1-motion to approve by Malcolm, 2<sup>nd</sup> by Stu approved 5-0-0

2-motion to approve by Don, 2<sup>nd</sup> by Malcolm approved 5-0-0

3 motion to approve by Don, 2<sup>nd</sup> by Malcolm approved 5-0-0

4 motion to approve by Don 2<sup>nd</sup> by Malcolm approved 5-0-0

5 en Toto to approve by Malcolm 2<sup>nd</sup> by Marc approved 5-0-0

Variance granted with the following stipulations;

Sign posted at beginning of road stating that the road was private and not maintained by the Town of Weare and that a disclaimer be recorded with the deed that the property is located on a private road.

Case #0315: Application presented by Ray Lemay for a Special Exception to Article 19.1,10. "Accessory apartment". Mike Meyer seated as a member for this case. Motion to accept application made by Stu, 2<sup>nd</sup> by Malcolm Vote in favor 5-0-0

Hearing was opened for comments from approving and disapproving abutters, as well as the public at large. There were no comments.

Public hearing closed at 8:04

Discussion by the Board and approval granted 5-0-0 for a Special exception for an "in Law" apartment not to exceed 620 square feet at 212 River Road.

The Board reviewed two applications for variance Extensions.

**SHB Properties** Case # 1012 at map 411-152 lots 1-15, for Articles 14.3.1 and 28.9 Motion to approve by Stu 2<sup>nd</sup> Malcolm, approved 5-0-0. Extension to expire in April of 2016

**Lake Shore Properties LLC**, Case # 0213 at map 103-6; Article 17.1. Building on a class VI or private road. Motion to approve by Stu, 2<sup>nd</sup> by Marc . Approved 5-0-0. Extension to expire in April 2016.

Minutes of October 07, meeting approved. Motion to approve by Marc, 2<sup>nd</sup> by Stu. Minutes accepted as read.

Motion to adjourn by Malcolm, second by Mike.

Meeting adjourned at 8:10 PM.

Minutes recorded by

Chip Meany

Weare Land Use Coordinator in lieu of a secretary.