

Weare ZBA Minutes May 05, 2015

Draft

Meeting called to order at 7:32 PM

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

Marc Morette, Member; Malcolm Wright, Member Donald Rogers Alt;

Jack Dearborn presented cases to be heard

Case # 0415: Special Exception Article 19.1.10 "Accessory apartment" Application was brought forward and read by the applicant Joseph Nicastro At map 402-115, 437 Concord Stage Road.

Motion to accept the application as complete made by Stu Richmond and seconded by Marc Morette. The application was read into the record and explained in detail by Joseph Nicastro. Each point was addressed and explained in detail. Questions were answered regarding size of the dwelling unit, setbacks and parking.

Hearing was opened for comments; being none the application was called for a vote. Motion to approve by Marc Morette, seconded by Malcolm Wright. Special Exception granted by a vote of 5-0-0

Chairman Jack Dearborn appointed Marc Morette as acting chairman for the next case. Motion to accept change by Stu Richmond, seconded by Malcolm Wright. Approved 5-0-0.

Case # 0515: Variance to Article 28.9: Wetland Buffer impact. Application by Marcel & Monica Labonville Tax Map 107-46, 63 Woodfern Road. Application was presented by Monica Labonville.

Motion to accept the application as complete made by Stu Richmond, second by Malcolm Wright. Motion carried 5-0-0.

The five points were read by Monica Labonville.

1 Variance will not be contrary to the public interest. Variance needed to improve safety

2 Variance will not be contrary to the spirit of the ordinance as the area needing repair already exists

3 Substantial justice will be done. Appearance, value, stability and safety will be improved.

4 Surrounding property values will not be affected adversely.

5 a unnecessary hardship

i No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application to the property.

li The proposed use is a reasonable one.

The chairman opened the hearing for public comment. Rob Moore spoke as an approving abutter.

Public hearing was closed Motion to vote on the application made by Stu Richmond seconded by Malcolm Wright.

Point #1 motion to approve Stu Richmond, seconded by Don Rogers . Approved 5-0-0

Point #2 motion to approve Stu Richmond, seconded by Don Rogers. Approved 5-0-0

Point #3 motion to approve Stu Richmond, seconded by Don Rogers. Approved 5-0-0

Point #4 motion to approve Stu Richmond, seconded by Don Rogers. Approved 5-0-0

Point #5 in its entirety. Motion to approve Stu Richmond, seconded by Don Rogers.

Approved 5-0-0

Public hearing was closed at 8.00 PM Variance granted by a vote of 5-0-0.

Chairman Dearborn assumed his position as chair.

Other Business:

Variance Extension for Case 0210, James Donnison was extended for one year by a vote of 5-0-0.

Motion to accept and approve the minutes of April 07, 2015 as amended by Stu Richmond, seconded by Malcolm. Approved 5-0-0

Motion to adjourn by Jack Dearborn, seconded by Stu Richmond. Approved 5-0-0 at 8:14 PM

Minutes recorded by

Chip Meany

Weare Land Use Coordinator in lieu of a secretary.