

September 26, 2016

approved 11/1/2016

Case # 467

Bob Theve, Mark Howard, Tom Swift, Tom Wood and Alicia Gettman were present.

Brian MacPhee seeks a variance for front setback.

Mark read the particulars of the hearing.

Brian presenting; He would like to build a two car garage within the front setback which is 30'. He has measured from the center line of Shirley Way 25' and then another 30'. The garage would be about 10' inside the 30' about 35' from the edge of the pavement. He had color photo's with stakes to show exactly where the garage would be and the trees that are existing and would not want to remove. They are mature maples and oaks. MacPhee was asked about the foundation. It will be a slab with frost wall.

There had been no abutter response to the Town. The lot to the north is vacant. The other side is Illig and he told MacPhee he has no objection.

No other questions? None. Mark closed the public.

1 Hardship All agreed to remove the existing trees and the location of the septic it would be a hardship.

2 Spirit and Intent not broken. All agreed it was not.

3 Adversely affect others. All agreed it would not affect any others no views etc.

4 Injustice not to grant. Yes it would be an injustice to deny.

Tom Swift had a question. Do the doors face the existing driveway? Yes.

5 Contrary to the public interest. All agreed it was not contrary.

Bob moved to grant variance. Alicia 2nd. All in favor.

Hearing closed.

Minutes of September 20, 2016

Bob had one correction. Add after 25% "assuming full use of porous pavement" Mark moved to accept minutes as corrected. Bob 2nd All in favor. Meeting Adjourned

Jackie Rollins, Secretary