

July 26, 2016

APPROVED 8/30/2016

Case #464

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

James Hoffman, 40 Hidden Valley Dr, seeks a variance for insufficient setback 4.2.4 of the zoning ordinance.

Mark read the particulars of the hearing. Jack Parsons, code officer and abutters Mr & Mrs Paul were present.

Mr Hoffman presenting. He would like to build a 12'x 16' shed for storage of his lawn mower, snow blower, and other outside items, shovels, rakes etc. The shed would be about 16' from roadway and 35' on side . the only level spot on the property is where the septic system is. There is a row of trees between abutter Whelton who has a note that he has no objection to the building as long as it is no larger than proposed. Note in file. The lot is very steep on both sides, he could put things under his deck but then it's to steep to get to it. A shed would neaten up the property. The Paul's felt it would definitely neaten up the property.

No other questions.

# 1 Contrary to public interest. All agreed it was not contrary.

# 2 Spirit and intent not broke. All agreed it was not.

# 3 Not to grant would be an injustice. All agreed it would be.

# 4 Adversely affect other property in the district. All agreed it would not.

# 5 Hardship? All agreed because of the lay of the land it was a hardship.

Tom Wood made motion to grant variance. Alicia second. All in favor.

Hearing adjourned.

Jackie Rollins, Secretary