

ZONING BOARD OF ADJUSTMENT  
MINUTES OF MEETING  
JANUARY 18, 1990

Members Present: Joyce Bowden, Bill Colbath, David Paolini,  
Chris Jacobs, Dean Trefethen, Randy Turner.

Members Absent: David Anderson.

Also Present: Tom Clark and Steve Stancel.

Meeting brought to order at 7:03

Joyce Bowden introduced the Board members.

NEW BUSINESS

Election of Officers.

Dean Trefethen sat in on the election for Dave Anderson.

Randy Turner motioned to re-elect Joyce Bowden as Chairman.  
Dean Trefethen seconded.

VOTE U/A

Dave Paolini motioned to re-elect Bill Colbath as Vice-  
Chairman.  
Chris Jacobs seconded.

VOTE U/A

Chris Jacobs motioned to approve the minutes of the last  
meeting.  
Bill Colbath seconded.

VOTE U/A

OLD BUSINESS

H90-1 Robert Sylvester, Cochecho Street, A/K/A Assessor's  
Map N, Lot 22-C, zoned RM-12, requests a Special Exception as  
provided by the terms of Article VII, Section 170-27.C(1) and  
Article XII, Section 170-52.C(3) for the installation of  
driveways and utility services in a Conservation District.

Bob Sylvester spoke in behalf of the application.

Chris Jacobs questioned the location of the houses on Lots 3  
and 5.

Mr. Sylvester stated that the houses will be built closer to

the road.

Bill Colbath motioned to accept the case.  
Dave Paolini seconded.

VOTE U/A

Public Hearing opened.

Steve Stancel spoke in favor of the application.

Public Hearing closed.

Joyce Bowden read the Special Exception requirements.

Bill Colbath motioned to grant the Special Exception.  
Randy Turner seconded.

VOTE U/A

GRANTED

H90-2 Dennis Munson (Owners: Kathy Haight & John Munson), 125 Tolend Road, A/K/A Assessor's Map E, Lot 62-A, zoned R-20, requests a Variance from (1) the terms of Article V, Section 170-16 to construct a dormer addition approximately thirty (30) feet from a front property line where thirty-five (35) feet is required; and (2) the terms of Article X, Section 170-41.A to increase a non-conforming structure.

David Downer represented the case.

Dave Paolini motioned to accept the case.  
Bill Colbath seconded.

VOTE U/A

Public Hearing opened.

Steve Stancel spoke in favor of the application.

Public Hearing closed.

Chris Jacobs questioned the number of bedrooms and expressed concern over the adequacy of the septic system.

#### 5 CRITERIA

1. The applicant does face an unnecessary hardship because there is no possible location where the applicant can expand the building.
2. The Variance will deliver substantial justice because it will allow use of the 3rd bedroom.

3. The Variance will be in harmony with the spirit and intent of the zoning ordinance because the use of the structure remains the same.
4. The Variance will not result in a diminution in value of surrounding properties because there is no evidence presented.
5. The variance will be of benefit to the public interest because no evidence was presented that it would be a detriment.

Dean Trefethen motioned to approve.  
Randy Turner Seconded.

**VOTE U/A**  
**GRANTED**

Dean Trefethen asked that the application form request the applicant to print the information.

Dean Trefethen made the motion to adjourn.  
Bill Colbath seconded.

**VOTE U/A**

Meeting adjourned at 7:42.