

**TOWN OF ALTON
ZONING BOARD OF ADJUSTMENT
MINUTES
Public Hearing
February 2, 2012
Approved April 5, 2012**

I. CALL TO ORDER

Tim Morgan, Chair, called the meeting to order at 7:00 p.m.

II. INTRODUCTION OF PLANNING DEPARTMENT AND ZONING BOARD MEMBERS

Tim Morgan, Chair, introduced himself, the Planning Department Representative, and the members of the Zoning Board of Adjustment:

John Dever, Building Inspector and Code Enforcement Officer
Paul Monziona, Vice Chair
Lou LaCourse, Member
Paul Larochele, Alternate

III. APPOINTMENT OF ALTERNATES

Paul Monziona made a motion to appoint Paul Larochele as a member for this meeting. Lou LaCourse seconded the motion which passed without opposition (3-0-0).

IV. STATEMENT OF THE APPEAL PROCESS

The purpose of this hearing is to allow anyone concerned with an Appeal to the Board of Adjustment to present evidence for or against the Appeal. This evidence may be in the form of an opinion rather than an established fact, however, it should support the grounds which the Board must consider when making a determination. The purpose of the hearing is not to gauge the sentiment of the public or to hear personal reasons why individuals are for or against an appeal but all facts and opinions based on reasonable assumptions will be considered. In the case of an appeal for a variance, the Board must determine facts bearing upon the five criteria as set forth in the State's Statutes. For a special exception, the Board must ascertain whether each of the standards set forth in the Zoning Ordinance has been or will be met.

V. APPROVAL OF THE AGENDA

Paul Monziona made a motion to approve the agenda as presented. Paul Larochele seconded the motion which passed without opposition (4-0-0).

VI. CONTINUED APPLICATIONS

Case #Z12-01 10-14 Lionel Terrace	Variance Map 40 Lot 4	Wayne and Karen Webster Lakeshore Residential District
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On behalf of Wayne and Karen Webster, Arthur W. Hoover P.C. d/b/a Alton Law Offices is requesting a variance from Article 400, Section 401 of the Zoning Ordinance to permit the property owners to identify four specific sites on their property to construct wooden platforms to house tents.

John Dever read the case into the record.

Attorney Hoover came forward and cited the lack of a full board as his and his applicants' reason for requesting a continuance. Attorney Hoover acknowledged that this is his second of three allowed continuances. Mr. Hoover also stated that the MacLeod's were in attendance and could also voice an opinion on a continuance.

After discussion, Board members agreed that a decision for continuance would be between the Board and the applicant; any opinion stated by the abutters would have no bearing.

Paul Monzione made a motion to approve Attorney Hoover's request for continuance to the March meeting, said continuance to be the second of the allowed continuances. Lou LaCourse seconded the motion which passed without opposition (4-0-0).

Donna Paradis, a member of the public and resident of Peggy's Cove Association asked about the number of continuances allowed. There is one more continuance allowed on this application, so it could conceivably go through to the April meeting. Attorney Hoover added that at the end of this application, the applicant would have the option to re-file and start all over again.

VII. OTHER BUSINESS

A. Previous Business: Ken McWilliams, Town Planner, and John Dever, Code Enforcement Officer will be attending a workshop concerning fee adjustments for Planning, Zoning, and Building Permits. They will then be meeting with the Selectmen to put a new fee schedule together. The "Farmington Model" was discussed; this plan could turn out to be time-intensive in tracking, which could make it less reasonable.

Spring Haven Campground is on track to be on the agenda for the April meeting. The survey will be done by the first of March.

B. New Business: There was none.

C. Minutes: January 5, 2012

Paul Monzione made a motion to approve the minutes of January 5, 2012, as presented. Lou LaCourse seconded the motion which passed without opposition (4-0-0).

D. Correspondence: The new *Town and City Magazine* is in the Board packets. There are several letters that have been added to the file for Case Z12-01. John Dever clarified the map and color coding for this case.

Board members discussed the continuance issue and the fact that if there are only three members in attendance, the Board routinely allows the continuance without prejudice, even though technically three members constitutes a quorum. Four members present allows the continuance upon applicant request, but it does count against the allowed continuances.

IX. ADJOURNMENT

Paul Monzione made a motion to adjourn. Lou LaCourse seconded the motion which passed without opposition (4-0-0).

The meeting adjourned at 7:20 p.m.

The next regular ZBA meeting will be held on March 1, 2012, at 7:00 p.m. at the Alton Town Hall.

Respectfully submitted,

Mary L. Tetreau
Recorder, Public Session