

**TOWN OF ALTON
ZONING BOARD OF ADJUSTMENT
APPROVED MINUTES
Public Hearing
December 1, 2016**

I. CALL TO ORDER

Chairman Paul Monzione opened the meeting at 6:09 p.m.

The following members were present: John Dever III, Code Enforcement Officer; Timothy Morgan, Vice Chair; Lou LaCourse, Member ;Paul Larochelle, Member, and Frank Rich, Alternate Member

Absent: Paul Monzione, Chair; and Steve Miller, Member,

II. APPOINTMENT OF ALTERNATES

F. Rich was present. P. Monzione reported that P. Monzione and S. Miller would be absent, and recommended that F. Rich was appointed as an alternate.

L. LaCourse motioned to appoint Frank Rich as an Alternate Member for the December 1, 2016 meeting of the Alton Zoning Board. Second by P. Larochelle. The motion passed by a vote of 3-0-1 (FR - abstained).

III. 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.

IV. APPROVAL OF THE AGENDA

L. LaCourse motioned to approve the agenda as presented. Second by P. LaRochelle. Motion passed by a vote of 4-0-0.

V. NEW APPLICATIONS

Z16-23 Robert J. Mueller & Margery D. Thomas	Map 19; Lot 22-1	Variance 74 Drew Hill Road
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White Mountain Survey & Engineering, Inc., agent for Robert J. Mueller & Margery D. Thomas, is requesting a Variance to Article 300, Section 327 A. 4., "Setback Requirements," to retain the 10-foot side yard setback for their lot which was created prior to March 11, 2003, for their existing, previously conforming structures, that will become non-conforming to the 20-foot side yard setback for lots created after March 11, 2003, by the recommended conditional approval of a boundary line adjustment scheduled for a hearing on November 15, 2016.

L. LaCourse motioned to accept application Z16-23 as complete. Second by P. Larochelle. Motion passed by a vote of 4-0-0.

Jim Rines, White Mountain Surveying and Engineering, Inc., discussed the requested variance, including the boundary lines, set-backs, and the conditional approval that had been granted by the Planning Board in November.

There was no one to speak for or against the application.

T. Morgan moved the board on to the worksheet.

F. Rich stated that the variance is not contrary to public interest and felt it would set a needless precedence. F. Rich felt that it would create value for the entire area. All board members agreed.

P. Larochelle felt the use is in harmony with the spirit of the Zoning Ordinance, the intent of the Master Plan and with the convenience, health, safety and character of the district within which it is proposed. All board members agreed.

T, Morgan agreed that by granting the variance substantial justice will be done. All board members agreed.

L. LaCourse felt that the request would not diminish the value of the surrounding properties because the variance would likely enhance property value, and spoke about the pre-existing buildings. All board members agreed.

F. Rich felt that the provision would not alleviate an unnecessary hardship because it would lift the restrictions but that this was an appropriate use. He noted felt that there was no unfair relationship to the general public and the use was a reasonable one. P. Larochelle agreed. T. Morgan agreed that the use continues to be reasonable. L. LaCourse agreed.

L. LaCourse motioned to grant the variance to Z16-23. Second by P. Larochelle. The motion passed favorably, by a vote of four to zero. (4-0-0)

VI. PREVIOUS BUSINESS

There was no new business

VII. NEW BUSINESS

J. Dever spoke briefly about some possible changes to the terms of alternates, noting that the terms for alternate board members should expire.

There was no other new business.

VII. MEETING MINUTES

T. Morgan, noted a couple of corrections in the August minutes: Page 2, last line, change "badges" to "barges".

P. Larochelle motioned to approve the minutes from August 4, 2016. Second by L. LaCourse. Motion passed. (4-0-0).

VI. ADJOURNMENT

F. Riche motioned to adjourn. Second by P. Larochelle. Motion passed. (4-0-0). Meeting adjourned at 6:35 p.m.

Respectfully Submitted,

Krista Argiropolis
Recording Secretary

Minutes approved as written: April 6, 2017