

ZONING BOARD OF ADJUSTMENT
August 6, 2013

APPROVED:

11/5/13__jrl_____

- AGENDA: 13SE02 SPECIAL EXCEPTION: MICHAEL GORECKI & MAUREEN LEFEVRE, 89 Holiday Hills Drive, #110-029
- ATTENDING: Alan DeStefano (Chairman), Richard LaFlamme (Vice Chairman), Lorraine Bohmiller, Ashley Dolloff
- ABSENT: Larry Denton (away)
- OTHER: Michael Capone (Town Administrator), public

The meeting opened at 6:00pm.

SPECIAL EXCEPTION: MICHAEL GORECKI & MAUREEN LEFEVRE

The recording secretary read the application, the abutters notified, and where the hearing was publicized. Ms. Bohmiller explained that she lives in the same neighborhood but does not know the applicants as they have recently purchased the property.

R. LaFlamme made a MOTION, second by L. Bohmiller, to ACCEPT THE APPLICATION AS COMPLETE. The motion CARRIED.

Mr. Gorecki explained that they have water damage due to the flat roof and wish to raise the roof to meet that portion that is pitched. They also wish to support the bathroom. There are 2 bedrooms and they want to add 2 cantilevered closets.

Mr. DeStefano stated that the only concern that the ZBA can address is the roof height.

Ms. Lefevre then read the 6 points that they had addressed with the application. Mr. Gorecki added that they have spoken with their neighbors and all approve.

Mr. DeStefano asked for public input. Mr. & Mrs. Barnes, abutters, stated that they approve. There were no comments in opposition. Mr. DeStefano closed the public portion of the hearing.

GORECKI/LEFEVRE SPECIAL EXCEPTION continued:

Mr. DeStefano then stated that he appreciated the well thought out and addressed application. Mr. LaFlamme added that he was impressed and that he has no issue with the application. Ms. Bohmiller asked the location of the cantilevered closets and was told that they will be on the deck.

R. LaFlamme made a MOTION, second by R. Bohmiller, to APPROVE THE SPECIAL EXCEPTION FOR MICHAEL GORECKI AND MAUREEN LEFEVRE. The motion CARRIED.

COMMUNICATIONS:

The Board received the current Town & Country magazine.

MINUTES OF JULY 2, 2013:

R. LaFlamme made a motion, second by A. Dolloff, to approve the minutes as read. The motion carried.

OTHER:

When asked what was new, Mr. Capone stated that the new lights are up in the Square. The sidewalks are expected to be done this week. The old poles will be removed and the landscaping done next week with the final paving done after that.

Mr. Capone explained that, though DOT approved the plan two years ago, they determined that they did not want the concrete island (pavers to allow trucks to use). Instead they wanted the road to remain flat and this area will now have a stamped pattern. The hope is to erect two new flag poles, one at each end of the green space (for the American flag and the State flag). Calculations on final costs are being done and it is not known yet if there is money left for these. We should at least have enough to put the ground sleeves in.

Mr. Capone also stated that the paving from School Street to Rite Aid will be done by the State on August 19th. They will not be reconstructing the road as we have done in the Square.

The Library has installed a solar panel, expecting to cover their electrical costs. Any additional electric credits they hope to put into a maintenance fund for the building. Ms. Bohmiller stated that she has saved about \$200. a year by going to ENH.

With no other business before the Board, R. LaFlamme made a motion to adjourn at 6:30.

Respectfully submitted,
Jan Laferriere, recording secretary