

Board Members present: Acting Chairman Gail Proctor, Tom Mitchell, Arlene Laurenitis, and Steve Collins.

Case 85-14

Applicants - Donald S. and Elizabeth A. Pratt

Abutter present - Elizabeth Raymond

Chairman Gail Proctor opened the meeting at 7:30 p.m. by reading the application from Donald S. and Elizabeth A. Pratt of Curtis Farm Rd. requesting a variance concerning Article VI - Section D of the Zoning Ordinance to construct a wood/tool shed within the set 35 ft. side lot line.

Discussion opened with Mr. Pratt explaining he would like to place his wood/tool shed in this area as it was the most practical and logical place.

Abutter Elizabeth Raymond questioned whose lot line would be involved? Mr. Pratt stated the lot line involved belonged to Wilfred and Marcia Audette. The Audettes had not responded to their notification giving the board the impression no objections were made to the Pratt's request.

Mr. Pratt also explained that in 1983 when he and his wife had applied and recieved their building permit for their residence they had designed the location of their home with the plans of the wood/tool shed to be built in the future- at that time the required distance from the lot line was 25 ft.

Tom Mitchell explained there were five criteria steps to consider. It was suggested the Board discuss the criteria.

Gail Proctor asked:

1. Mr. Pratt if there was a true hardship-if this parcel of land was indeed unique? Mr. Pratt answered this location was the most logical and convenient place to keep wood for his winter fuel.
2. Mr. Pratt if the variance could be granted without violating the spirit and intent of the ordinance and map? Abutter Elizabeth Raymond then questioned the view from the Audette property. Mr. Pratt felt it would not be

offensive. Arlene Laurenitis felt the small shed would improve the view from the Audette's home as it would block the view of Pratt's outside fuel tanks. Pratt also stated he had planned in 1983 and still plans to finish the outside of the shed to coordinate with his residence.

3. would the appearance effect the adjoining property? The Board felt they had covered this question in question two.

4. if granting the variance would benefit the public interest. The Board also decided since no abutters objected this question was also answered.

5. would it be an injustice not to grant the variance? Mr. Pratt felt that it would be.

Tom Mitchell then made the motion to grant the request of Donald S. and Elizabeth A. Pratt of Curtis Farm Road, a variance to the terms of Article VI - Section D of the Zoning Ordinance to erect an 8x8 ft. wood/tool shed to be placed no closer than 26 ft. to the eastern side lot line with the condition the appearance will coordinate with the homestead. Gail Proctor seconded the motion.

Motion passed unanimously 4-0.

At 8:00 p.m. Case # 85-15 was tabled until Allan Oxman appeared as he had phoned earlier and had explained he may run late due to prior commitments.

Old Business was then taken up.

Ed Abbott accompanied by David Holt came in to question the A & L Development application. Gail Proctor explained 1. the application was incomplete as the abutters list needed addresses, 2. the board needed more information as from the application, it was not explanatory, 3. the State Conservation Service had been contacted but were running behind schedule, 4. the Board had contacted Town Council Silas Little to help with the proper procedure as this Board had never been involved with a wetlands special exception before.

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David Holt then show a site plan to the Board and explained A & L Development had plans to build only a road over the wetlands section. He also explained how they would do it and that no buildings were involved.

The Board then set the dates for the two Public Hearings involved in a wetlands case. The first meeting was set for Tuesday, Sept. 24, 1985 at 7:30 p.m. in the Wilton Town Hall court room. The second Meeting to be held 30 days later on October 24, 1985 at 7:30 p.m. in the Wilton Town Hall court room with the Board making their decision at that time.

Case 85-15      Applicant: Allan Oxman

8:15 p.m.

Gail Proctor read the application from Allan Oxman of Temple, N.H. requesting a variance to erect a sign on property located on Forest Street.

Discussion opened with Mr. Oxman explaining this area as a wasted area and that he plans to landscape and clean it up. He suggested the sign would not be more than 10 ft. off the ground and approx. 5x8 ft. He couldn't commit himself to exact measurements as he had not confured with the sign maker to date. He felt there would not be any traffic problem with the obstruction of visibility.

Gail Proctor informed Mr. Oxman before his sign could be erected he would have to recieve a permit from the Board of Selectmen. It was also suggested he contact the utility company to see if they had any restrictions about how many feet away from a utility pole could be used. Also the Board suggested he contact the State Highway Dept. as Forest Street is a State owned road (Route 31 north).

Tom Mitchell then made the motion to grant the request of Allan Oxman of Temple, N.H. a variance to the terms of Article VII - Section D of the Zoning Ordinance to place a sign, as proposed 80 sq. ft. per side, at or several feet from the lot line, next to the existing utility pole on property located on Forest Street.

Gail Proctor seconded the motion adding an amendment to the motion with the contingent upon the sign meets State approval.



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Tom Mitchell seconded the amendment.

The vote was then taken and passed unanimously 4-0.

Business:

Business was then taken up again. Gail Proctor then asked about the NAEC - Law Lecture Series. The Board members review the literature and discussed which lectures they would be interested in attending.

It was also brought to the Board's attention by news correspondent Deborah Thornblad that the clerk had 144 hours to get the minutes of the meeting back to the Town Hall for public inspection.

The Board then approved the minutes from the previous meeting adding an ademption to Case # 85-13, Richard D. and Marilyn R. Greeley.

Arlene Laurenitis then approached the Board with a form letter for the applicant - to be sent as notification of their application and a form for the Board Members in "Findings of Fact" to be use at hearings and to be kept with the minutes. The Board voted to accept both forms.

Tom Mitchell then motioned to adjourn the meeting. Gail Proctor seconded the motion. Motion Passed.

The Meeting was adjourned at 9:16 p.m.