

MINUTES

BOARD OF ADJUSTMENT

April 13, 1988

Case #3-88 continued
Royden Sanders Jr.

Members present: Tom Mitchell, Eddie Lamminen, Grayson Parker, Cindy Harris,
Ch. Arlene Laurenitis, Recording Sec. Gail Proctor.

Others present: Julia Brevilari, Peter Ferrand

Ch. Laurenitis called the meeting to order at 7:35 P.M. in the Town Hall Court Room. The Chairman explained that this hearing was a continuation of the original hearing of 3/30/88. The continuation was made so that Board members could make a site visit to the property.

A variance to the terms of Article XIII, Section B of the Zoning Ordinance was requested by the applicant. Ch. Laurenitis explained that the original hearing did not consider "dry acres" in its hearing.

Royden Sanders presented to the Board a revised plan that included an 18 a. subdivision with 14.3 a. of "dry land". Mr. Sanders explained that they "did everything we can" to comply with the requirements. Mr. Sanders felt the new proposal would be in the spirit of the ordinance because two houses would be on 43 a. of land. He added that it would be unnatural to place the boundary across the lane and into the meadow in order to meet the 15 a.

Board members agreed with the applicant's new plan.

Motion: Grayson Parker to accept the plan as presented with a variance to the terms of Article XIII, Section B of the Zoning Ordinance.

Second: T. Mitchell

Vote: unanimous approval

Other Business: Ch. Laurenitis reported that Town Counsel indicated that the lot line adjustment of Marc McCalmont should be technically considered as a subdivision. Ch. Laurenitis also informed Mr. McCalmont that a soils analysis was needed.

No other business.

Meeting adjourned at 7:54 P.M.

Gail Proctor

Gail Proctor - Sec.