

**Call to Order:** Chairman Morton called the meeting to order at 7:02 P.M. Board members in attendance were Edna Mosher, Vincent Frank, Ralph Estes, John Frink and Chair, Matt Morton. Town Planner, Tom Morgan joined later.

**Minutes:** Edna Mosher made a motion to approve the minutes of October 29, 2007. Vincent Frank seconded. Ralph Estes moved to approve the minutes of October 1, 2007; Edna Mosher seconded.

**Correspondence:** None

**Public Hearing:** Request by Michael Mazeau for a variance from Article X Sections 6 & 7 of the Zoning Ordinance (wetlands buffers and setbacks) in order to allow a new septic system and the expansion of the residential building at 14 Coleman Drive, Tax Map 12, Lot 8.

Mr. Mazeau outlined his proposal to expand the building and replace an antique septic system on his property at 14 Coleman Drive. His house is the 1st on the right on Coleman Drive. Wants to expand the house which was in conformity when built. Applicant feels his proposal is a reasonable plan. (Refer to applicant's request dated December 31, 2007 outlining his proposal. Request attached.)

Mazeau states that the home currently has one bedroom, wants to expand to four. Wants to change the one-family home into a duplex. The addition would have three. His request also includes the addition of a porch.

Questions from the Board: Mosher asked how applicant decided where the new septic system would be located? Applicant stated NH Soils did the design. Mosher asked if the system would encroach prime wetlands; applicant said it would not.

Applicant was asked if he had drawn plans for the house? He said they were in his head. He stated if proposal was under 2000 feet, he didn't need engineered plans.

Estes asked about the deck and porch proposal. Morton asked if there would be a foundation? Applicant stated there would be concrete solid columns.

Mosher asked if applicant was taking out the garage and he said yes. Mosher said she feels anything is an improvement, however, she has a hard time approving without written plans. Estes asked if the proposal included a garage underneath. Applicant said yes it did. Said he will have to regrade the driveway.

Frink asked about abutters. Applicant stated that Guy Young and the Klanchesser abutted.

Mosher questioned the hardship. Was the size of the lot not in compliance? Applicant replied that lot size of 1.2 acres predates zoning requirement of 1.84 acres. To be in compliance with the ordinance, he would have to have new septic system in order to make additions to current

structure.

Chair Morton opened the hearing to the public: Gail Klanchesser said she was disappointed in plans.

She was not aware of expansion. John Klanchesser asked if porch would be a living area?

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said it would not; it might be a three-season. Klanchesser asked if the garage would be for both tenants; applicant stated it would not. The larger section would have the garage which would be two cars wide.

(1)

Marconi's, 19 Coleman Drive submitted a written concern to the proposal: "We have been informed that Mr. Mazeau wants to change/enlarge a single-family ranch into a two-family home at 14 Coleman Drive. We want it on the record that we are opposed to this project. This is a single-family neighborhood and we do not want to change it to a single/multi-family neighborhood. We are direct abutters and feel that 14 Coleman Drive should stay as a single-family home." Signed: Michael and Janis Marconi.

There was more discussion between Board members and the Public. The Chair closed the meeting to the Public. Estes said he had a problem because he felt the request so ambiguous. Morgan reminded Board there was only one variance, a setback to the wetlands. Chair said the Board was voting on what was written (see request to the Zoning Board).

Frink moved to approve request as advertised; Mosher seconded. Mosher said there was more leeway with Boccia.

1. No decrease in value to surrounding properties - no.
2. Granting not contrary to public interest - no.
3. Hardship - yes, the size of property and in wetlands.
4. Examination - financial condition does exist - yes.
5. Use must not be contrary to use of ordinance - no.

After more discussion vote was 3 yes, 1 opposed (Frink) Motion carried

Frink moved to adjourn; Mosher seconded, motion carried. Meeting adjourned at 8:40 P.M.

Respectfully submitted,

Sandra Sweeney, Secretary

(2.)