

Members Present: Matthew Morton (Chair), Edna Mosher, Ralph Estes, Richard Ford, and Vincent Frank

Commencement: The meeting was convened by Chairman Morton at 7:10 PM.

Minutes of October 16 and December 18, 2007: Mosher moved to adopt. Frank seconded. All in favor.

Haberski: Michael Haberski assured the board that his new design for the hotel would be in a colonial motif with earth tones, and that he is not pulling the wool over anyone's eyes. Morton replied that the zoning board is not really interested in the building's color or design. Haberski reported that the pool is no longer part of the plan, but that the saunas are larger. He is working on Fire Department issues. He met with NH DOT and that meeting went very well. He requested a six month extension of the variances that are referenced in Morton's letter of April 18, 2006. Ford moved to extend all variances to October 1, 2007. Frank seconded. All in favor.

Estate of Barbara Baird: Erin Baird presented a plan for a building lot behind the Baird house. A variance from Article VI is requested because the Baird's have 398 feet of road frontage where 400 feet is required. The Carrolls (abutters) expressed concern about drainage, and maintenance of their driveway that traverses the Baird property. The Clarks (abutters) expressed concerns about drainage. Ms. Baird acknowledged that the proposed building lot had not yet been tested for suitability for a septic system. Morton asked her if she would be willing to withdraw the application in order to allow time to gather more information. Ms. Baird withdrew the application.

Cumberland Farms: Marc, the manager of the Gulf Station presented plans to hang three banners by the garage door bays. The banners would each be 2.5 feet by 10 feet. The board determined that these signs would not be temporary as described in Article XI Section 4 of the zoning ordinance. Mosher moved to approve with the stipulation that these signs be properly maintained. Estes seconded. All in favor.

Kevin Gilman requested a variance to allow a dwelling in the Office Zone. Ford asked if the former oil dealer lived there. Gilman answered in the affirmative. Morgan stated that the Town has no record of a building permit, however it's possible that one may have been issued. Gilman noted that he does a lot of towing jobs for state and local police departments. Mosher expressed concern for the safety of children due to the building's proximity to the Spaulding Turnpike. Morton suggested a fence to screen the damaged motor vehicles. Estes moved to approve the variance request with the stipulation that when the Gilman family sells the property, the dwelling will be removed and will not be permitted to continue or be re-established. Frank seconded the motion. All in favor.

Adjournment: Mosher moved to adjourn. Ford seconded. All in favor. The meeting adjourned at 9:05 PM.

T. Morgan, Loyal Sec'y