

## Zoning Board Meeting

## Minutes

May 6, 2010

**Call to Order:** Chairman Matthew Morton called the meeting to order at 7:00 P.M.  
Members in attendance: Edna Mosher and Ralph Estes.

**Minutes of April 21, 2010:** The board deferred action on adopting the minutes.

**Aspinwall:** Mr. Aspinwall (19 Nimble Hill Road) explained that the only feasible location for a generator, as per the Fire Department's requirements, is within the setback. He presented a letter from Thermo Fisher posing no objection to the proposal. There are no noise or visibility issues. The generator will be set back approximately 22 feet from the property line where the zoning ordinance requires a 30-foot setback. Mosher reviewed the five Boccia criteria: effect on property values, public interest, hardship, and spirit and intent of the ordinance. Estes moved to approve the application. Mosher seconded. All in favor.

**Evelyn Ferland** proposed a house addition 36 feet from the pond where the ordinance requires a 100-foot setback. Abutter Martin Leighton spoke in favor of the proposal. Estes moved to approve the application with the stipulation that the variance would expire in two years if the addition is not built. Mosher seconded. Mosher reviewed the five Boccia criteria: effect on property values, public interest, hardship, and spirit and intent of the ordinance. Morton called for a vote. All in favor.

**Adjournment:** Mosher moved to adjourn the meeting, Frank seconded; motion carried.  
Meeting adjourned at 7:40 P.M.

T. Morgan  
Acting Sec'y