

Members Present: Matthew Morton (Chair), Russell Cooke (Vice Chair), Edna Mosher, Jill Newick, John Frink, Richard Ford, and Ralph Estes

Also Present: John Mielke and Tom Morgan

Commencement: The meeting was convened by Chairman Morton at 7:02 PM.

Minutes of July 21, 2003: Mosher moved to adopt the minutes. Cooke seconded. All in favor.

Sea-3: John Mielke presented his request for a variance in order to erect a fire escape on the west side of the building that would be within the minimum setback required by Article VI of the Zoning Ordinance. The office roof will be raised three feet. Board members inquired about other possible locations for the fire escape. Mielke replied that the proposed location was per the request of the Fire Chief. Mielke submitted a written statement addressing the five variance criteria. Alternate member Chris Cross arrived.

Morton closed the public hearing at 7:28 PM. Cooke addressed the five criteria for a variance. There would be no impact on the property values of others because the neighborhood is industrial. The proposal is in the public interest because the fire escape will enhance safety. The hardship results from a directive of the Fire Chief who was merely enforcing the Life Safety Code, NFPA 101. Chief Greenleaf entered the room at this point and confirmed that he had in fact chosen this location for the fire escape. Cooke added that substantial justice would be done and that the fire escape is consistent with the spirit and intent of the ordinance due to its enhancement of public safety.

Cooke moved to grant the variance as advertised. Mosher seconded. Frink expressed support for the motion. Newick noted that safety is utmost; It is imperative that this variance be granted. Mosher concurred. Cooke, Mosher, Ford, Frink, and Newick voted in favor. Morton and Estes abstained.

Secretary's Position: The board reviewed an application from Sandra Sweeney of Patterson Lane. No objections were voiced. The board delegated hiring to Morgan.

Adjournment: Frink moved to adjourn. Ford seconded the motion. Alternate member Cross solicited board members' views on the Town's setback requirements for signs. Morgan advised him not to. The meeting adjourned at 8:04 PM.

T. Morgan
Sec'y