

**Minutes for Zoning Board of Adjustment
July 26, 2007 – 7:00 P.M.**

Roll Call

Present for the hearing were Chairman Landers, Vice Chairman Donahue, Hoffman, Smith, and Aseltine. Michele Braun was present as the Clerk. Public present were Crystal Parry and David Carroll.

Approval of Minutes

A motion to approve the minutes for the June 28, 2007 Hearing was made by Aseltine and seconded by Donahue, with spelling corrections: Francis Flood and John Lepore. **The motion passed 4-0-0.**

The Hearing began at 7:05 pm.

Chairman Landers stated the following:

1. All meetings of the Board of Adjustment shall be open to the Public.
2. The Officers of the Board of Adjustment may administer oaths to the witnesses.
3. All witnesses will be "Interested Persons" to the appellant. "Interested Persons" are owners of property abutting that of the appellant.
4. All testimony by "Interested Persons" and materials shall be germane to any issue under appeal.
5. All Hearings shall be open to the public and the rules of evidence at such hearings shall be the same as set forth in Title 35810.
 - a) Irrelevant, immaterial or unduly repetitious evidence shall be excluded. The rules of evidence as applied in civil cases in superior courts of this state shall be followed.
6. The Board of Adjustment shall render its decisions, which shall include "Findings of Facts".

Hearing 070726-1: David Carroll has requested Conditional Use Approval under Section 606 to replace the camp on his property at 643 Stony Brook Road with a new home. The building site is in the floodplain.

Chair Landers asked appellants to confirm that they had adequate setbacks; they responded that they did have adequate setbacks. The appellants presented the information that the existing structure would be removed and replaced with a new home on a 32'x26' slab. Rob Townsend is working on a survey and elevation.

Aseltine moved to approve the request on the conditions of Section 507(2)a and following the recommendations of the state NFIP coordinator; Donahue seconded the motion. **The motion passed 5-0-0.**

Adjournment:

Aseltine moved to close the Hearing, Donahue seconded the motion. **The motion passed 5-0-0.**

These minutes are subject to approval at the next regular meeting; however, they are substantially correct.