

**Minutes for Zoning Board of Adjustment
June 24, 2010**

Roll Call

Present for the hearing were Chairman Landers, Vice Chairman Donahue, Skinner, and Ruttenberg. Dexter Landers served as Clerk. Members of the public present included Wayne Edson, and Eric Swiech.

Approval of Minutes

A motion to approve the minutes for the March 25, 2010 Hearing was made by Donahue and seconded by Landers. **The motion failed to pass 2-0-2.**

The Hearings began at 7:10 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 3§810.
 - 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".

Approval of Minutes

Meeting 100325, March 25, 2010: Donahue moved to approve the minutes; Skinner seconded the motion. **The motion passed 4-0-0.**

Meeting 100527, May 27, 2010: Ruttenberg moved to approve the minutes; Donahue seconded the motion. The date on the minutes needs to be corrected to read May 27 rather than March 25. **The motion passed 4-0-0.**

Hearing 100624-1: Mary Pape and Wayne Edson have applied for a variance to construct a garage on their property on Sanborn Rd closer to the road than the regulations allow. The Board found that there were topographic features of the lot that allowed the variance to be granted. Skinner moved to approve the application; Donahue seconded the motion. **The motion passed 4-0-0.**

Hearing 100624-2: Eric Swiech and Trish Coppolino have applied for a variance to construct a barn/workshop on their property on Stony Brook Rd closer to the road than the regulations allow. The Board discussed the issue of the floodplain on the property. They concluded that there is plenty of room on the property to construct a conforming garage if fill is placed in the floodplain. They directed the applicant to place the garage 65' from the center line of the road. Donahue moved to deny the variance; Skinner seconded the motion. **The motion passed 4-0-0.**

Skinner moved to adjourn at 7:21 pm. **The motion passed 4-0-0.**

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