

## Zoning Board of Adjustment

July 12, 2011

**Members:** Mike Hern, Don Boissonneault, Peter Anderson, Janet Anderson, John Colony and Amy Venezia

**Guests:** Peter Mogren and Simon Baker

Chairman Mike Hern called the meeting to order at 5:30PM on Tuesday, July 12, 2011. A motion was made by Peter Anderson to nominate Mike Hern for Chairman, seconded by Janet Anderson. PASSED A motion was made by Mike Hern to nominate Peter Anderson for Vice Chairman, seconded by Don Boissonneault. PASSED

On a motion made by Peter Anderson, seconded by Don Boissonneault the minutes of the last meeting were approved. PASSED

### Case 11.01

**Peter Mogren**

#### Variance

#### Tax Map # 228 lot 12

Peter Mogren presented plans for a master suite addition to his home on Toad Hill Road, Tax Map # 228 lot # 12. Simon Baker, builder explained that the total addition will equal 25' which includes an entryway that will house a laundry room. The Board reviewed the plans and discussed. Chairman Hern reviewed the criteria for a variance with Board members:

1. The variance will not be contrary to the public interest. No
2. The variance is consistent with the spirit of the ordinance. Yes
3. Substantial justice is done. Yes
4. The value of the surrounding properties will not be diminished. No

Overall it was decided that the benefits would outweigh the harm in granting this variance. Chairman Hern moved to approve the variance. PASSED UNANIMOUSLY.

With no more business, on a motion made by Peter Anderson, seconded by Janet Anderson the meeting was moved to adjourn.

Submitted by:

Amy Venezia

Secretary to the Zoning Board