

**MINUTES**  
**LANCASTER ZONING BOARD OF ADJUSTMENT**  
**November 2, 2016**  
**6:30 PM**

**CALL TO ORDER**

The meeting was called to order at 6:30 pm by Chairman William Potter.

**ROLL CALL**

**Regular Members:** William Potter, David Atkinson, Rick Bernier, and Tricia Frenette.

**Alternate Members:** Steve Young and Chris McVetty.

**Others Present:** Ben Gaetjens-Oleson, Zoning Adviser and John S. & Kathy J. Trumbull.

Vice Chair D. Atkinson assumed the role of chairman and appointed S. Young a voting member for tonight's meeting.

**APPROVAL OF MINUTES**

Moved by S. Young and seconded by R. Bernier to approve the minutes of the April 27, 2016 meeting.

Motion carried.

**PUBLIC HEARINGS**

Case #511 – John S. & Kathy J. Trumbull for an Area Variance concerning article 5.04, "Setbacks in the Agricultural District". Applicants wish to construct a 24' X 28', garage, on slab approximately 20' from the side property line when 40' is required. Lot Zoned Agricultural. (80 Rowell Road, Tax Map R07-Lot 018, 2.23 acres).

Notices were sent to all known land abutters. No abutters were present.

John and Kathy Trumbull were present to represent their request. Mr. Trumbull explained that he would like to construct a garage within the 40' setback. He shared aerial photos of his property and the surrounding property showing the proposed location. Mr. Trumbull said that he had heard from only one abutter and they did not have a problem with the request. Mr. Gaetjens-Oleson said that the Hanna's had inquired about the request to find out whose property line it encroached on. Mr. Oleson informed them that it was not their property and they were ok with the request.

The board reviewed the application and agreed with the applicants statements of reason.

Moved by R. Bernier and seconded by S. Young to grant the variance based on the facts outlined in the application.

Motion carried.

Mr. Gaetjens-Oleson advised the applicants of the 30 day appeal process.

**OTHER BUSINESS:** Mr. Gaetjens-Oleson reminded board members about the volunteer appreciation dinner scheduled for November 16<sup>th</sup>.

Mr. Gaetjens-Oleson informed the board that zoning board member Don Freddette has moved to Florida permanently therefore has resigned from the board. He recommended that S. Young be made a regular voting member.

Moved by R. Bernier and seconded by T. Frenette to appoint S. Young a regular voting member.

Motion carried.

Mr. Gaetjens-Oleson will prepare a letter to the Selectboard informing them of the Board's recommendation.

Moved by R. Bernier and seconded by T. Frenette to adjourn the meeting.

Motion carried.

Meeting adjourned 6:45 pm.

Respectfully submitted,

Jean Oleson  
Clerk

Approved:

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William Potter