

TOWN OF THORNTON
Zoning Board of Adjustment

Approved on: 11-19-14
ZBA Initials: [Signature]
Rec'd by Town Clerk on: 11-20-14
Town Clerk Initials: [Signature]

ZONING BOARD of ADJUSTMENT MEETING MINUTES
February 18, 2014

CALL TO ORDER:

J. Demeritt called the meeting to order at 6:00pm.

ROLL CALL:

The following members/alternates were present:

J. Demeritt, Chairman D. Gravel, Vice Chairman C. Hodges, Alternate

MOTION: "To appoint C. Hodges as a full member to serve in place of J. Marshall."

Motion: D. Gravel

Second: J. Demeritt

Discussion: None

Motion Passes: 2 Yes - 0 No C. Hodges Abstained

APPROVAL OF MINUTES:

MOTION: "To approve the minutes of February 11, 2014 as presented."

Motion: D. Gravel

Second: C. Hodges

Discussion: None

Motion Passes: 3 Yes - 0 No

J. Demeritt opened the continued Public Hearing at 6:15pm.

N. Decoteau read the following notice into the record:

Continued Public Hearing to consider the Application for a Variance from *Article VI Basic Development Requirements: A. Conventional Development; 1. Lot Size and 2. Location of Structures* to allow a boundary line adjustment on property owned by Gisli and Lidia Sigurjonsson identified as Tax Map 16 Lot 4-31 located on Wallace Drive and Tax Map 16 Lot 4-33 located at 19 & 20 Night Road.

D. Gravel explained that the Board members reviewed comments from Attorney Boldt regarding the issues raised at the last meeting.

D. Gravel stated if approved the variance would continue "with the land" in the event the property was sold.

C. Hodges stated the legal review indicates that the ZBA does have authority to approve a Variance which would result in allowing a non-conforming parcel.

C. Hodges added that it is the Planning Board which does not have authority to approve a non-conforming parcel.

MOTION: "To grant the request for a Variance from Article VI Basic Development Requirements: A. Conventional Development; 1. Lot Size and 2. Location of Structures to allow a boundary line adjustment on property owned by Gisli and Lidia Sigurjonsson identified as Tax Map 16 Lot 4-31 located on Wallace Drive and Tax Map 16 Lot 4-33 located at 19 & 20 Night Road per the terms of the application submitted with the following condition:

1. There is to be not more than one dwelling unit in place on each lot at any time.

Motion: D. Gravel
Second: C. Hodges
Discussion: None
Motion Passes: 3 – Yes, 0 - No

The following motion was made at 6:25pm.

MOTION: "To adjourn."

Motion: C. Hodges
Seconded: D. Gravel
Discussion: None
Motion passes: 4 – Yes, 0 – No.

Respectfully Submitted,

Nancy Decoteau

Approved on: Nov 19 2014