

ZONING BOARD MINUTES

5/7/2024

ZBA members present; Bill Dunn, Robert Roland, Jim Newcombe and Keenan Blanchard. Public present; Petra Kallman

Meeting called to order at 7:04 PM

**CONTINUATION OF HEARING FOR CERMAK FAMILY TRUST VARIANCE
OPENED AT 7:05 PM.**

Petra Kallman, Trustee, agreed to proceed with 4 members of the board present. Petra had formally withdrawn her variance request regarding the chimney and change of use with a letter dated 5/2/202 to the board. She stated she had the chimney taken down and also planted bushes to please the abutter. A variance for the steps and landing outside an existing door that had already been constructed was the only variance being requested.

THE PUBLIC HEARING CLOSED AT 7:15

Jim Newcombe stated, being a non-conforming structure, a variance would be required for any changes to the structure. Bill said he had no problem with the stairs as they were needed for safety. The 5 criteria were discussed: 1. Safety 2. Only problem the setback 3. No harm to the town 4. Values not diminished 5. Only way to overcome location is getting a variance. Bill made the motion to vote on the stair setback variance and Robert seconded.

- **Vote 4-0 to grant setback variance for stairs**

Minutes from last meeting were read, approved and signed and meeting adjourned at 7:32PM.

Respectfully submitted,

Karen Castelli, Zoning Board Clerk

Bill Dunn _____

Jim Newcombe _____

Robert Roland _____

Keenan Blanchard _____

Andy Lorette _____