

TOWN OF CENTER HARBOR  
ZONING BOARD OF ADJUSTMENT  
Hearing  
Monday, October 16, 2017

Chairman Bernie Volz called the hearing to order at 7:00 p.m. Present were Member Chris Williams, Alternate Member Palmer Smith and Clerk Aimee Manfredi-Sanschagrin. Absent with notice, Karen Peranelli, Jean Meloney and Evelyn McAuliffe. In the audience Don Berry representing Lakes Region Conservation Trust.

**I. MINUTES**

Chris Williams motioned to accept the August 14, 2017, minutes as corrected. Seconded by Bernie Volz. All were in favor minutes pass.

**Voting Members: Bernie Volz, Chris Williams and Palmer Smith.**

**II. HEARING: SPECIAL EXCEPTION 9:4:2 – LRCT AMENDMENT**

Because there is not a quorum present, the Chairman asks if the applicant would like to proceed with three (3) voting members and if so, if the decision is unfavorable the applicant may not seek an appeal on the basis of not having a quorum present. Don Berry states he understands and agrees to proceed.

Chairman provides rules of protocol to all of those in attendance, stating if there is dialogue with the Board it is to go through the Chair. The Chairman also announces that he has donated and volunteered time at LRCT if anyone has objections. Chris Williams and Palmer Smith have also had some involvement with LRCT there were no objections to any of the members serving during this case. Clerk reads from the application that the purpose of the Special Exception is to amend condition one (1) of the previous Special Exception approval from September 30, 2008 which allowed up to five (5) employees working on the premises. The amendment would increase the number of employees allowed up to ten (10). Clerk states the application was hand delivered on September 25, 2017 by Don Berry representing LRCT. Notice was posted to the public, published in the newspaper and abutters received certified mail notification.

Don Berry provides a brief description explaining the previous approval and why the LRCT is requesting an amendment. Don states the LRCT currently has 5 employees and although have no immediate plan to increase their staff, they believe they will have a need in the upcoming years. In 2008 we had a small parking area, we have recently configured the driveway and parking area as shown on the plan supplied with the application. (Parking plan before and after is part of the submitted application). Don states nothing else from the previous approval has changed only the request to amend condition one (1).

No public attendance for this hearing. Chairman asks if the clerk had received any notification from the public. Clerk responds no written correspondence received in favor or against the request. The Chairman asks if there are any questions or comments from the Board.

Chairman closed the hearing at 7:11 p.m. Board enters into discussion.

**Motion: Chris Williams motions to accept the application. Seconded by Bernie Volz. All were in favor of accepting the application.**

**Motion: Chris Williams moves to approve the Special Exception amending condition one (1) to increase the employees allowed on the premises up to ten (10).**

**It is requested the notice of decision contain the same conditions as the approval from September 30, 2008 with the modification to condition one (1) and to reference the October 16, 2017 application in addition to the September 30, 2008 application in condition two (2). Condition three (3) will remain as is.**

**Seconded by Palmer Smith. All were in favor to approve the Special Exception.**

**Chairman announces the Clerk will send out a notice of decision but as a reminder there is a 30 day period of appeal.**

**IV. OTHER**

Because the Board did not have 5 members present, the decision on whether or not to allow applications to be entered in their entirety into the record has been tabled. The discussion surrounding the 2018 ZBA budget has also been tabled. If a meeting does not occur prior to the deadline for budget submission the budgeted amount for 2017 will be budged for 2018. The 2017 budget is \$250.00.

**ADJOURNMENT**

Meeting adjourned at 7:30 p.m.

Respectfully submitted by Aimee Manfredi-Sanschagrin.