

**SPRAGUE ZONING BOARD OF APPEALS
REGULAR MONTHLY MEETING MINUTES
MONDAY, MAY 6, 2013**

Meeting called to order by Raymond Arpin, Acting Chairman at 7:05 pm in the Court Room.
Members present: Raymond Bernier, Amy Lounsbury and Mark Lounsbury, Acting Secretary.

1. Nomination of Officers

Motion made by M. Lounsbury, seconded by R. Arpin, to nominate A. Lounsbury as Chairman.
Motion made by A. Lounsbury, seconded by R. Bernier, to nominate M. Lounsbury as Secretary.
Nominations closed.

2. Election of Officers

Tabled until the next monthly meeting.

3. Minutes of May 7, 2012 public hearing and monthly meeting, February 4, 2013 monthly meeting, March 11 public hearing and monthly meeting

Motion made by R. Bernier, seconded by M. Lounsbury, to approve minutes of May 7, 2012 public hearing. Unanimously approved.

Motion made by M. Lounsbury, seconded by R. Bernier, to approve minutes of May 7, 2012 monthly meeting. Unanimously approved.

Motion made by M. Lounsbury, seconded by R. Arpin, to approve minutes of February 4, 2013 monthly meeting. Approved. Abstained by R. Bernier.

Motion made by R. Arpin, seconded by M. Lounsbury, to approve minutes of March 11, 2013 public hearing and monthly meeting. Approved. Abstained by R. Bernier.

4. Application by Robert Tetreault seeking variances from Sections 14.2.2f Interior Lots Access Strips, 14.2.2g Stacked interior lots, 14.2.2h Interior Lots Common Driveways for property located on Church Street

Robert Tetreault not present. For the record, R. Bernier did review tape of the public hearing held on March 11, 2013.

Discussion on variances requested.

Section 14.2.2f Interior Lots Access Strips – R. Arpin stated the first part of this section had been approved on January 8, 2007 (ZBA06-7), but the last statement “No more than two interior lots may be served by a single access strip” was not.

Section 14.2.2g Stacked Interior Lots – Intent of regulation was not to forbid ZBA from approving a variance according to letter from Gerry Stefan, however, the regulation specifically says “In no case shall interior lots be ‘stacked’ one behind another.”

Section 14.2.2h Common Driveways – Applicant would have to get approval from Planning & Zoning Commission per regulation.

Motion made by R. Arpin to deny Section 14.2.2f due to verbiage that denies ZBA authority to overturn; to deny Section 14.2.2g due to verbiage that denies ZBA authority; and to deny

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Section 14.2.2h due to action needs to be from Planning & Zoning Commission. Seconded by M. Lounsbury. Unanimously approved. Application is denied.

5. New Business

None.

6. Old Business

None.

7. Adjournment

Motion made by R. Bernier, seconded by M. Lounsbury, to adjourn. So voted. Meeting adjourned.

Monthly meetings from June 2013 to January 2015 were cancelled due to lack of business. Monthly meeting for February 2015 cancelled due to inclement weather.