

**SPRAGUE ZONING BOARD OF APPEALS  
REGULAR MONTHLY MEETING MINUTES  
MONDAY, FEBRUARY 6, 2012  
IMMEDIATELY FOLLOWING 7:00 PM PUBLIC HEARING**

Meeting called to order by Raymond Arpin, Acting Chairman at 7:45 pm in the Court Room.  
Members present: Raymond Bernier, Acting Secretary, Jean Macht, Amy Lounsbury and Mark Lounsbury.

1. Minutes of January 2, 2012 monthly meeting

**Motion made by M. Lounsbury, seconded by A. Lounsbury, to approve said minutes. Unanimously approved.**

2. Continued Nominations and Elections of Officers

**At the last meeting Ray Arpin was nominated as Chairman. No other nominations for Chairman.**

**The Board unanimously approved to elect Ray Arpin as Chairman.**

**At the last meeting Mark Lounsbury was nominated as Secretary. No other nominations for Secretary.**

**The Board unanimously approved to elect Mark Lounsbury as Secretary.**

3. Application by Diva Eager seeking a variance of Section 14.2.2.f. Minimum Lot Frontage on a Street for an access strip to an interior lot from the required 40 feet to 27.5 feet for property located on Bushnell Hollow Road

**Motion made by A. Lounsbury to grant the variance for ZBA12-1 due to the hardship of no available land to purchase from adjoining properties in order to have required 40 feet. No other property surrounding this one shares this hardship, making it unique. Also noted there is no safety issue as evidenced by letter from the Baltic Fire Department. Seconded by M. Lounsbury. Unanimously approved. Variance of Section 14.2.2.f granted from the required 40 feet to no less than 27.5 feet.**

4. New Business

**R. Arpin stated he received an email: Decision of Superior Court regarding a home occupation on Pautipaug Hill Road. The decision of the Planning & Zoning Commission to issue a zoning permit for the home occupation was overruled. C. Osten stated the Town will not appeal.**

**C. Osten had emailed aerial pictures of the Baltic Mills taken from a kite to the Board.**

5. Old Business

**None.**

6. Adjournment

**Motion made by A. Lounsbury, seconded by M. Lounsbury, to adjourn. So voted. Meeting adjourned.**

March 5, 2012 monthly meeting was cancelled due to lack of business.