

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

Meeting called to order by Raymond Arpin, Chairman at 7:30 pm in the Court Room. Members present: Raymond Bernier, Amy Lounsbury and Mark Lounsbury. Absent: Jean Macht.

**1. Minutes of April 2, 2012 monthly meeting**

Motion made by R. Bernier, seconded by A. Lounsbury, to approve said minutes as written. Unanimously approved.

**2. Application by Randy Salva seeking a variance of Section 14.10.3 Minimum Setback from Front Lot Line reduced from the required 75 feet to 40 feet and increase height from required 10 feet to 10 ½ feet in an R-80 zone for property located at 72 Bushnell Hollow Road**

Discussion on application.

Motion made by R. Bernier to grant the variance of 14.10.3 Minimum Setback from Front Lot Line from required 75 feet to 40 feet and increase height from required 10 feet to 10 ½ feet for purpose of installing a gazebo. Unique hardship of topography, septic, seasonal stream, etc. and will not change character of neighborhood. Other properties have similar setback, less than 75 feet. Have exhausted all avenues to conform. Not best place, but only place. Seconded by Mark Lounsbury. Unanimously approved.

**3. New Business**

None.

**4. Old Business**

None.

**5. Adjournment**

Motion made by A. Lounsbury, seconded by R. Bernier, to adjourn. Unanimously approved. Meeting adjourned at 7:45 pm.