

## Planning Board Minutes - January 6, 2003

Those present at the January 6, 2003 meeting were:

George Hansen – Chairman  
Allan Tedrow  
Richard Drake  
John Ouimet

Mr. Ouimet made a motion to approve the minutes from the November 18, 2002 meeting and was seconded by Mr. Drake. Motion carried.

Rick and Michael Ann Borecki, Ushers Road

Mr. Borecki and Mr. Holbritter were present for a proposal to build a single-family home on Ushers Road in an LI-C District. Mr. Borecki received a denial from the Planning Board and was referred to the Zoning Board for a variance.

Chairman Hansen opened the public hearing to the public.

Mr. Stiles commented that he has an adjoining lot to the proposal and was not for or against the proposal but explained that it was an LI-C district and it will be worse than what it is now when developing of LI-C comes. Twenty years from now don't come back to the Town and complain how noisy it is because you are requesting today to build a house in a commercial industrial district.

The Board visited the site; the area is residential and with a total of 1.114 acres with both combined lots. The lot is too small for an LI-C District with the stream in the rear of the lot it would be difficult to build on for commercial or industrial use. The map shown to the Board was dated 11-22-02 with the last revision on 12-12-02 and was made by Brian Holbritter, Professional Land Surveyor.

Mr. Tedrow made the motion to approve the variance and noted that with the size of the lot, the nature of the land, and the environmental constraints it appeared that the lot could not be built on as an LI-C use, and was seconded by Mr. Ouimet contingent on the purchase of the additional land bringing the total lot size up to 1.114 acres as shown on the submitted site plan. Motion carried unanimously.

Meeting adjourned at 8:00 p.m. respectively submitted by Denise Mikol, Zoning Board of Appeals Secretary