

## Zoning Board of Sugar Hill

11/2/21

**Members:** Mike Hern, John Colony, Jim Keefe, Carl Hjelm, Rick Quintal and Amy Venezia

**Guests:** Mario and Leigh Boucher, Dave Cryans

Chairman Mike Hern called the meeting to order on Tuesday, November 2, 2021. Minutes from the January 26, 2021 meeting were approved. **PASSED UNANIMOUSLY**

Minutes from the May 25, 2021 meeting were approved. **PASSED UNANIMOUSLY**

Chairman Hern noted that Amy Venezia will be sitting in as a full voting member of the Board and Rick Quintal is excusing himself due to being a neighbor of this property.

### **Mario and Leigh Boucher**

#### **Variance – Tax Map 202 Lot 27**

The plans were presented to the Board to add a second floor with 2 bedrooms, office and bathroom. Currently there is 1 bedroom downstairs and this will be converted to a dining room and the stairs to the upstairs will be added. The current septic plan is approved for a 2 bedroom house. The Boucher's expressed that it is their intent to retire in this home and these renovations would make that possible. A concern about the office space being converted into a bedroom was discussed. The Boucher's stated there would be no closet in this room and their intent was to use this space as an office/storage.

The Board reviewed the Zoning Ordinance for conditions needed to grant a variance and answered the 5 questions:

1. No diminution in value of surrounding properties would be suffered - **Agreed**
2. Granting the permit would be of benefit to the public interest – **Agreed**
3. Denial of the permit would result in unnecessary hardship to the owners seeking it- **Agreed**
4. By granting the permit, substantial justice will be done – **Agreed**
5. The use must not be contrary to the spirit of this Ordinance - **Agreed**

A motion was made by Chairman Hern for approval of the variances. **PASSED UNANIMOUSLY**

The following conditions were placed on approval:

1. First floor bedroom will be eliminated and turned into dining room
2. Office on second floor will not be a bedroom

With no further business, the meeting was adjourned.

Submitted by:

Amy Venezia

Secretary to the Zoning Board of Adjustments