

## Zoning Board of Adjustment

May 8, 2018

**Members:** Jim Keefe, Don Boissonneault, Mike Hern, John Colony, Rick Christoffersen, Amy Venezia

**Guests:** Michael Morley

Chairman Mike Hern called the meeting to order at 5:30 on Tuesday, May 8, 2018.

John Colony made a motion to nominate Mike Hern for Chairman of the ZBA, seconded by Don Boissonneault. PASSED

Mike Hern made a motion to nominate Jim Keefe for Vice Chairman of the ZBA, seconded by Rick Christoffersen. PASSED

### Case 18-01

#### Variance for Michael Morley

#### Tax Map # 212 Lot 4

Michael Morley stated that he had applied for a solar permit from the town in January and it was approved however it was discovered in the spring that the location of the solar array did not meet the appropriate property line setbacks. He stated the system he is looking at installing is a pole mounted system and the pole is located 19' off of the boundary line. Once the array is placed it would be approximately 11.5' from the boundary line. Mr. Morley stated that he has spoken to 2 of his abutters and they are in support of this installation. It was noted that the Board had not heard from any abutters about this hearing. Mr. Morley was asked about tree trimming and he noted that some trimming would be needed by was not anticipating having to do a lot of tree removal.

With no further discussion the hearing part of the meeting was closed so the Board could discuss. The Board reviewed the variance criteria as follows:

The variance will not be contrary to the public interest

The variance is consistent with the spirit of the ordinance

Substantial justice is done

The value of surrounding properties will not be diminished

Special conditions exist such that the literal enforcement of the ordinance results in unnecessary hardship

Chairman Hern moved to grant the variance with a maximum penetration on the property line of 15' and final setback of 10' on the property line. PASSED UNANIMOUSLY

With no more business the meeting was adjourned.

Submitted by:

Amy Venezia, Secretary to the ZBA