

Zoning Board of Sugar Hill

5/25/21

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

Guests: Kevin Lally

Minutes from the last meeting were not available for review. These will be reviewed at the next meeting. 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.

Kevin Lally

Variance – Loft area on second floor of proposed new house – Case 21.04

Variance – Second floor added to garage – Case 21.05

Kevin Lally presented an overview to the Board on the history of the property and the future intentions of the property. Currently the existing house has been deemed uninhabitable and will be demolished. Mr. Lally applied for and was granted a variance to build a 1 car attached garage on this property to replace the existing shed currently located next to the boundary line (see minutes from January 12, 2021 ZBA meeting). Mr. Lally presented second floor plans to the board showing the 2 spaces he is asking for a variance on. It was noted that the 20% that can be granted on a non-conforming lot was granted by the Selectmen for the additional bedroom on the second floor previously.

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
2. Granting the permit would be of benefit to the public interest
3. Denial of the permit would result in unnecessary hardship to the owners seeking it
4. By granting the permit, substantial justice will be done
5. The use must not be contrary to the spirit of this Ordinance

A motion was made by Chairman Hern for approval of both variances. 2 Ayes, 3 No

More discussion ensued and a second vote was taken on the motion to approve both variances. It was unanimously voted against approving either variance.

Chairman Hern explained that he would issue a notice of decision to Mr. Lally and he has 30 days to contest the decision made tonight.

With no further business, the meeting was adjourned.

Submitted by:

Amy Venezia

Secretary to the Zoning Board of Adjustments