**Present:** Jessica Hemenway, Leonard Bolton, Michael Blazey- members, Kenneth Blazey - Chairman, and Steve DeHond - Code Enforcement Officer and Nichole Ruggles - Recording Secretary

**Absent:** None

**Also, present:** Roland and Mary Lyndaker, Christian Lynn and LDS Church representative Michelle.

**Appeal 4626-22**: Roland and Mary Lyndaker were present and requesting a area variance Appeal #2626-22, submitted by Roland Lyndaker who is requesting to build a living room addition 10 x 15’9” with a front setback of 58’ when the code calls for 75’ from the right of way located at 4071 Miner Road in an A-1 district, pursuant to Chapter 325 section attachment 1.

Kenneth Blazey, Chairman introduced all of the board members and reviewed the public hearing notice. Kenneth reminded the applicant that if they don’t like the outcome they have 30 days to appeal. There were 15 people notified of the hearing. The board reviewed the applicant’s application at this time.

Question 1, answer: The house will be similar construction of that of the neighboring properties and may increase the desirability of the living in the neighborhood.

Question 2, answer: Addition to living room can only be accomplished by bumping out the room towards the road. All other directions are not economically feasible by existing construction.

Question 3, answer: Front of the house will still be 91 feet from center of the road after bumping out living room 10’. Roughly 130 sq ft. Addition (10x13)

Question 4, answer: The area for the addition to the living room is currently lawn. No trees will need to be removed.

Question 5, answer: Original front of the house is now at 99’. In order to accomplish the addition to the living room of 10’ it is necessary by current construction to move front wall of living room to 94’ from the center of road.

Kenneth Blazey, I went by and looked at the house.

Mr. Lyndaker said that the house is about 200 years old and needs to expand and open up. It is difficult to enter the house the way the door opens and the lack of room. At this time he showed and reviewed with the board a rough sketch of the addition’s construction.

Does anyone have any other questions? Hearing none.

A motion was made by Leonard Bolton to **approve** the Area Variance to start construction of the addition right away. Appeal #2626-22, submitted by Roland Lyndaker who is requesting to build a living room addition 10 x 15’9” with a front setback of 58’ when the code calls for 75’ from the right of way located at 4071 Miner Road in an A-1 district, pursuant to Chapter 325 section attachment 1. Motion seconded by Jessica Hemenway.

All voted “Aye”. Motion carried.

**Appeal 4622-22**: Christian Lynn was present and requesting to consider an area variance #4625-22, submitted by LDS Church who is requesting a 2 Directional signs 4.66 Sq ft each when the code states no larger than 2 Sq ft located at 603 State Route 21, tax map #11.00-1-17.100 in an I-1 district, pursuant to Chapter 325-40-D-8, 325-40-D-4.

Kenneth Blazey, chairman reviewed the public hearing notice. There were 17 people notified of the public hearing.

Christian Lynn and Michelle spoke about the Churches project. This large project is designed to restore the site from 1820’s for a more natural site. A great number of tours are expected on the trails this summer. The big concern is the 55 mile per hour road, with high speeds. There is not enough visibility where to turn in, even though there are two entrances. People don’t pay attention to the speed and for safety we want to add directional signs to show the 2 points of turn in. We looked at sign at a 55mile per hr speed (looking at letter sizes) to be visible it would look similar to a stop sign with the same size lettering. The intent is to build steal post flat panel signs reading front and back (2 sided) stating parking. They will be placed in both entrances measuring at 28x24 in size. Having safety in mind the well built signs will have 25% visibility in and outside of the visibility zone. They are set back enough no to impair any visibility concerns, but to be noticeable to read.

Kenneth Blazey, Chairman: When I look down the road will the signs be in my way?

Christian Lynn: No, there is a 25% visibility both ways providing a clear view. Presented was a large 3D directional map for review to the board members.

Steve DeHond, Code Enforcement Officer: If you moved the signs back, you wouldn’t be able to see the signs driving down the road.

Christian Lynn: We are aware of the Towns Code rules, but with the speed of the road and for safety reasons being the key to having two signs of the sizes requested. Having the two entrances will help traffic and avoid slamming on brakes, as most miss the first entrance.

Michael Blazey, board member: I have seen other churches have much larger signs then this; it makes sense for safety in mind.

Christian Lynn: We are aiming for summer season to finish all improvements to the property along with the signs if approved.

Kenneth Blazey, Chairman: Are there any other questions? Hearing none

At this time the board reviewed the Area Variance Findings and Decision form. The ZBA, taking into consideration the five factors, finds that the benefit to the applicant **does not** impose a detriment to the neighborhood or community.

A motion was made by Jessica Hemenway to **approve** an Area Variance Appeal #4625-22, Due to the traffic conditions and the safety of the people coming in and out of the church to allow 11 feet instead of 30 as the code calls for. Submitted by LDS Church who is requesting a 2 Directional signs 4.66 Sq ft each when the code states no larger than 2 Sq ft located at 603 State Route 21, tax map #11.00-1-17.100 in an I-1 district, pursuant to Chapter 325-40-D-8, 325-40-D-4. The motion was seconded by Michael Blazey.

All voted “Aye”. Motion carried.

Chairman Blazey closed the public Hearing.

**Previous Minutes**:

A motion was made by Kenneth Blazey to approve the minutes from the last meeting which took place on December 7, 2021. The motion was seconded by Michael Blazey.

All voted “Aye.” Motion carried.

Meeting adjourned at 7:30pm

Respectfully submitted,

Kenneth Blazey Nichole Ruggles

Chairman, Zoning Board of Appeals Recording Secretary