



# BOARD OF APPEALS MEETING MINUTES

Wednesday July 26 2017  
Town Hall Meeting Room  
6:30 p.m.

## Call to Order

## Pledge of Allegiance

## Introduction of Board Members

### Regular Board Members Present:

Ron Vigue; John Campbell; Diane Morrill; Ken Poirier

### Regular Board Member(s) Absent:

Russell Gagner

### Alternate Members Absent:

Pat Boisvert

### Staff Members Present:

Joseph Rousselle, Code Enforcement Officer

## Public Hearing

- Application for variance – Terry & Laura Sullivan
  - Applicant is requesting a variance for setback to construct breezeway and garage. In Rural Residential (R3). 78 Love Brook Road (R-63, 3)

## Approval of Minutes

- N/A

## Old Business

- Application for variance – Terry & Laura Sullivan
  - Applicant is requesting a variance for setback to construct breezeway and garage. In Rural Residential (R3). 78 Love Brook Road (R-63, 3)

Joe Rousselle clarified that the two abutters who were not previously notified were notified for the meeting.

Ron Vigue asked Daniel Doucette to confirm who informed Mr. Doucette about the 25' setback requirements at the time of the lot being split.

John Campbell asked about the shape of the lot and asked about the abutters. Mr. Campbell said that a lot of trees would have to be cleared for the neighbor to see the new garage, Daniel Doucette agreed.

John Campbell stated that the area is changing and that a precedent could be set where new applicants who have property could ask for a variance based off of the Board granting a variance in the past.

Daniel Doucette stated that the lot sized are larger now and does not think the precedence would be ran into again.

**Motion:** Ken Poirier made a motion to vote on granting the applicant a variance.

**Second:** Diane Morrill

Ron Vigue mentioned the four hardships. The Board reviewed the hardships submitted by the applicants.

**VOTED – 4-0**  
**Motion Passed**

In Favor: Ron Vigue; John Campbell; Diane Morrill; Ken Poirier

Opposed: None

### Adjournment

**Motion:** Ken Poirier made a motion to adjourn the meeting

**Second:** Diane Morrill

**VOTED – 4-0**  
**Motion Passed**

In Favor: Ron Vigue; John Campbell; Diane Morrill; Ken Poirier

Opposed: None

Minutes prepared by Town Planning Tech James Bellissimo, for consideration at the Berwick Board of Appeals next meeting

Signed as Approved by the Board

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Russell Gagner, Chair

\_\_\_\_\_  
Date