







to the Applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant, while noting that the ZBA must grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community, the ZBA hereby APPROVES the application and finds the following:

(a) Will an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties be created by the granting of the area variance?

No, an undesirable change will not occur. There is an existing buffer and the parcel will remain available for a road.

(b) Can the benefit sought by the applicant be achieved by some method, feasible for the applicant to pursue, other than through an area variance?

No, the configuration of the existing lots precludes all other options.

(c) Is the requested area variance substantial?

Yes.

(d) Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

No, it will maintain what is existing.

(e) Was the alleged difficulty self-created?

Yes.

Section 2. The Board's approval shall be subject to the following conditions:

The remaining lands of Lot A shall merge with lots 21, 22, 23, 24 and the Lands of Daniel Colomb and shall not be further subdivided.

Section 3.

This resolution shall take effect immediately.

ROLL CALL VOTE

William Whipple – Aye

Katherine Henley – Aye

James Ross – Aye