

REPORT OF THE ZONING BOARD of ADJUSTMENT

The purpose of the Zoning Board of Adjustment is to hear and make decisions relative to Appeals from Administrative Decisions, Special Exceptions, Variances and Equitable Waivers of Dimensional Requirements. Appeals for a rehearing are also part of the Board's responsibility.

The ZBA typically meets at least three (3) times for each application request. First there is a duly noticed public hearing held at the Fremont Town Hall which gives the applicant the opportunity to present their case, and for the Board, the public and abutters to become informed of the applicants request and to ask questions and convey any concerns. At this public hearing dates are chosen by the Board to continue the hearing to the subject property for a site visit, and then back to the Town Hall to continue the application presentation and for a possible decision. Sometimes, depending on the scope of the case or time constraints, there are further continuations of the public hearing before a decision is rendered.

Each zoning request is carefully reviewed and considered by the ZBA Members. The applicant is given the opportunity to have a full 5-member Board present for any decision vote.

In 2008 the Zoning Board of Adjustment convened for a total of twelve (12) monthly meetings plus five (5) site visits to hear and address six (6) requested actions which resulted in the following decisions:

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|---------------------------------------|---|
| • Area Variance granted | 2 |
| • Area Variance withdrawn | 1 |
| • Use Variance denied | 1 |
| • Special Exceptions granted | 1 |
| • Special Exception request withdrawn | 1 |
| • Equitable Waivers granted | 1 |

Case descriptions:

January 22 - Map 7 Lot 070 - Equitable Waiver granted to allow an existing deck and steps closer than 20' to side and rear lot lines.

June 24 – Map 2 Lot 181 – Area Variance granted to allow the construction of a 4-plex with less than 280' frontage.

June 24 – Map 3 Lot 119 – Application withdrawn for Special Exception for access through wetland and Area Variance to allow a building lot to be created with no frontage on a Federal, State or Town highway.

July 21 – Map 6 Lot 003-004 – Special Exception granted to allow a driveway and parking area closer than 100' to wetland.

September 30 – Map 7 Lot 098 – Area Variance granted to allow construction closer than 20' to sideline.

October 28 – Map 2 Lot 029 – Use Variance denied to allow the resumption of a non-conforming use.

Our thanks and appreciation is extended to Richard Butler who stepped down this year as ZBA Chairman to serve as the new Fremont Fire Chief and to Brett Hunter who also stepped down this year as ZBA Co-Chairman, and briefly Chairman, to serve on the Fremont Board of Selectmen.

Special thanks goes to our Land Use Administrative Assistant Meredith Bolduc, who continues to keep the ZBA and the Land Use Office operating efficiently. The Land Use Office serves effectively to keep continuity between all the Land Use Boards (ZBA, Planning Board and Conservation Commission).

It takes time and dedication to voluntarily serve the Town in any capacity. Our gratitude is extended to the members who continue to volunteer their time and efforts to serve on the Town of Fremont Zoning Board of Adjustment.

Your current Zoning Board of Adjustment is:

Chairman Douglas Andrew
Member Jack Baker
Member Aaron Epstein

Vice-Chairman Scott Boisvert
Member John (Jack) Downing
Alternate Member Meredith Bolduc

Please visit the ZBA page on the Fremont Town website for ongoing updates and information relative to the Zoning Ordinances, decisions, minutes and agendas.

If you have any questions, concerns or suggestions for the ZBA, or if you would like to participate by filling one of the available alternate positions, please contact the Land Use Office at 895-3200 X 17.

Respectfully submitted,

Douglas Andrew
Chairman
Fremont Zoning Board of Adjustment

"Seek freedom and become captive of your desires. Seek discipline and find your liberty."

~ Frank Herbert
Dune Chronicles