

Present: Chair Doug Andrew, Vice Chair Dennis Howland, Member Jack Downing, Member Neal Janvrin, Member Todd O'Malley, Alternate Member Josh Yokela, and Land Use Administrative Assistant Casey Wolfe

Also Present: Kristin Spellman

Mr. Andrew opened the meeting at 7:00 pm.

I. Minutes

Mr. Downing made a motion to accept the minutes of November 28, 2017, the nonpublic minutes of November 28, 2017 and the site walk minutes of December 6, 2017. Mr. Howland seconded the motion. The motion passed 4-0-1.

II. Continued Business

Case # 017-0010/Variance

Kristin Spellman seeks a variance to the terms of Article IX Section 901 of the Fremont Zoning Ordinance to permit the construction of an eight by twelve foot shed in the 30-foot side property setback at 3 Beach Street, Map 7 Lot 72

Due to being a voting member at the last hearing for this continued case, Mr. Andrew appointed Mr. Yokela to be a voting member for this case in the place of Mr. Janvrin. Mr. Andrew stated that at the site walk it was mentioned to allow the shed no closer than ten feet from the pavement and no closer than two feet from the property line. Both Mr. Howland and Mr. Downing agreed that this was the best spot. Mr. Andrew asked for public input. An abutter stated that he did not have a problem with the shed as long as there is enough room for the plows. He did not feel that the shed would be an eye sore. Mr. Howland made a motion to close public input. Mr. Yokela seconded the motion. The motion passed 5-0-0. Mr. Yokela made a motion to grant the variance to the terms of Article IX Section 901 of the Fremont Zoning Ordinance to permit construction of an eight by twelve foot shed in the property setback with the condition that the shed has to be at least ten feet from the pavement and at least two feet from the property line. Mr. O'Malley seconded the motion. The motion passed 5-0-0.

III. New Business

Case # 017-0011/Variance

Kristin Spellman seeks a variance to the terms of Article XII, Section 1203.6.C of the Fremont Zoning Ordinance to permit the construction of an eight by twelve foot shed so that 22.7% of the lot is covered at 3 Beach Street, Map 7 Lot 72. According to Article XII Section 1203.6.C, only 10% of a lot in the Aquifer Protection District may be rendered impervious to groundwater infiltration.

Because this case is related to the previous one, Mr. Andrew appointed Mr. Yokela to be a voting member for this case in place of Mr. Janvrin. There were no comment sheets and no questions from the public. Mr. Yokela felt that limiting the applicant to the 10% limit would be unreasonable due to the size of the lot. These neighborhoods were created before this ordinance was enacted. After some calculations, Ms. Wolfe stated that adding the shed only adds two percentage points to the total amount of impervious surfaces on the lot. Mr. Howland mentioned adding a condition that would prohibit any more coverage in the future. There was some discussion about this idea, but the Board did not pursue this condition. Mr. Howland made a motion to grant the variance to the terms of Article XII, Section 1203.6.C of the Fremont Zoning Ordinance to permit construction of an eight by twelve foot shed so that no more than 23% of the lot is covered not including the septic system. Mr. Downing seconded the motion. The motion passed 5-0-0. Ms. Wolfe explained to Ms. Spellman that she will draft up a Notice of Decision and that she will need the fees to be paid so that she can record the notice at the Registry of Deeds.

Mr. Yokela made a motion to adjourn at 7:25 pm. Mr. Howland seconded the motion. The motion passed 5-0-0.

Respectfully Submitted,

Casey Wolfe
Land Use Administrative Assistant