

Board Members Present: Chair Doug Andrew, Vice Chair Dennis Howland, Members Neal Janvrin, and Joshua Yokela

Also present: Leanne Miner, Administrative Assistant; Applicant Patricia Kelly and Ben Kelly

I. WELCOME

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

II. MINUTES

Mr. Yokela made a motion to approve the meeting minutes from May 25, 2021 with minor revision. Mr. Janvrin seconded the motion and the motion passed 4-0.

III. CONTINUED BUSINESS -SPECIAL EXCEPTION Case 021-005

The Public Hearing for Case 021-005 was called at 7:02 PM by Mr. Andrew and Ms. Miner read the case notice.

Case 021-005 - Public Hearing Map 2, Lot 67 – 695 Main St: *The applicant is seeking a Special Exception from the terms of Article V, Section 503 (Expansion of Non-conforming Structures) of the Fremont Zoning Ordinance to allow a 120 sq. ft. expansion of their existing non-conforming structure (home) to build a larger porch with a covered roof to protect the entrance.*

Ms. Miner read the notification report as follows:

Date Published in Union Leader 5/13/21

Date Posted Town Hall 5/4/21

Date Posted at Post Office 5/17/21

Date Mailed to Abutters. 5/17/21

Ms. Miner noted Department comments as follows:

Police – No issues

Fire Chief – No issues

Code Enforcement – The front farmers porch addition will have minimal impact on the non-conforming setback that exists now at the property.

Ms. Miner reviewed supplemental application materials including deed review for lot creation date and applicable front setback (30 feet) and side setback (20 feet). She also provided an overview of the revised site plan that was submitted at the request of the ZBA.

There was brief discussion relative to conditions of approval.

Mr. Janvrin made a motion to grant a Special Exception to allow expansion of a non-conforming structure with the condition that there will be no further expansion into the front or side setbacks than the existing structure. Mr. Yokela seconded the motion and the motion passed 4-0.

IV. NEW BUSINESS – No new business was discussed.

V. ADMINISTRATION– No new business was discussed.

VI. ADJOURNMENT

Mr. Howland motioned to adjourn at 712 PM with a second from Mr. Janvrin and the motion passed 4-0.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Leanne", written in dark ink.

Leanne Miner, Land Use Administrative Assistant