

## CANAAN ZONING BOARD OF ADJUSTMENT

July 27, 2017

Present: Morgan Wade, Chairwoman, Renee Marchesseault, Julie Nadeau, Bob Lee Zoning Administrator and Odette Crawford, Clerk.

Public: Applicant Bob Brousseau

The meeting began at 7:05 PM. Morgan read the Public Notice as warned in the News and Sentinel. Bob Brousseau was requesting a variance on one of his side setback requirements. His home is in District R ½ where the side set back requirement is 15 feet and Bob wants to build a garage. The shape of his lot and the proposed location of his garage show the distance to be 15 feet on the front setback but 8 1/2 feet on the right rear corner.

Morgan reviewed Section 323 Waivers, B: where if granted the waiver will not result in a greater than 50% decrease in any dimensional requirement. It was noted that the 8 ½ feet is 50%.

Odette made a motion to grant the waiver as requested, Renee seconded the motion and it passed unanimously. The Board thanked Bob for coming in and he left at 7:20 PM.

The Zoning Board of Adjustment continued with a work session, a review of the current By Laws. Morgan had coordinated the emails that Bob Lee had sent and organized them by Topic and noted the highlights. The following items were tagged as 'needing further review and/or improvement' for the group as well as other questions that had been discussed by the public when we were doing the review of the Town Plan:

- (1) 'Sign': needs definition, setback, commercial signs, lit up, conditional use, maintain flexibility.
- (2) 'Lack of definition': refer to a dictionary.
- (3) Fences: define, location (r.o.w.), length, height, setbacks, on the lot line, hazard, site lines etc.
- (4) Accessory Use / Contractors Equipment Garage: change of use, definition, district.
- (5) Section 313.4 Travel Trailers: length of time (12 months), use: primary, second home, taxed?
- (6) Food truck: define, time limit, days/hours, ordinance vs zoning?
- (7) Small lots? In all districts? Some districts?

We agreed that at our next meeting we would also review the new 'to do' schedule form our Town Plan and to please check out other towns and their Bylaws, most are on line, just to see how they might define some of the items we're dealing with.

Our next work meeting is scheduled for Thursday August 24<sup>th</sup>, 2017 at 7 PM.

Respectfully submitted,

Odette Crawford  
Clerk