

Canaan Zoning minutes  
Oct 11, 2018

Present: Morgan Wade  
Gail Fisher  
Bob Lee  
Julie Nadeau  
Leo  
Mike Lima (representing applicant George)  
Mary Ellen Uran

Meeting started 7:03 pm

#### Introduction

Read George's application to construct an exit and deck  
Morgan explained grand fathered versus setback requirements  
Sited that they were Zoning district RC  
Talked about the building's usage, a restaurant or a multi family dwelling  
We determined it was still a restaurant.  
Bob said we needed to determine what was side and front of lot, since on a corner the owner could pick what is side and front of lot. Mike asked about waiver section 210. We looked at it to see if it would be helpful.

Section 210.2 waivers could provide a 50% decrease in any dimensional requirement

If Rt 114 is front 30 ft and 15ft setbacks would apply, 31ft from the centerline with a waiver would have to move deck back a foot.

If Rt 253 is front; 46 ft from centerline to building, front property would be 25ft , would meet setbacks with a waiver

Deck on RT 253 side is at least one foot off the building. A waiver reduction of 21ft on front line instead of full 50% would work, if front is on RT 253.

Bob proposed Mike provide exact measurements of deck and setbacks for us to approve waiver. Morgan said we would allow a waiver on the front side being Rt 253 for 21 ft. Route 253 will now be known as the front side of the building. Mike Lima agreed to provide us with the measurements.

Julie moved

Gail Seconded

Leo was in agreement

Morgan was in agreement

Waiver will read as follows:

Waiver of setbacks on 253 and 114 , dimensions of built deck subject to applicant providing dimensions and attach to permit

7:53 pm

Application for Mary Ellen Uran to relocate a house trailer to 299 Hall Stream Rd Falls in district R1/2

Rear setbacks needs to be 20ft, front 30 ft, and side 15ft

Front of trailer is 23 feet instead of 30ft required

Waiver could be used to reduce setback requirements

Julie motioned to change setbacks to 23ft

2<sup>nd</sup> by Gail

Leo agreed

Morgan agreed

Waiver was granted for 23 ft setback on new trailer only

8:08 pm other business

Part time zoning administrator while Bob is away. We discussed possible persons

Updates on David Begin

Meeting adjourned 8:27

Gail motioned to adjourn

Morgan Seconded