

**MOUNTAIN LAKES DISTRICT
ZONING BOARD OF ADJUSTMENT HEARING
At the District Office with Zoom Access
June 17, 2022**

Call to Order – Chair Marcia Selent called the hearing to order at 12:30 pm.

Roll Call:

- **Board:** Marcia Selent, Laraine King, David Selent and Beverly Colson were present along with Board alternate Karen Rajsteter. Chair Marcia Selent declared a quorum.
- **Public Present In-Person:** Joe Fiore and Shane Fiore of Fiore Builders, Don Dubrule, Bob Long, and Zoning Officer Courtney Lantz.
- **Public Present via Zoom:** Lisa Edwards and Zoom participant identified as “Franco”
- **Variance Request – Edwards (Sunapee Circle) – New Home**
Notice of the ZBA hearing was published and abutters were notified by certified mail. Notice costs were paid by the property owner. Marcia Selent opened the floor for discussion of the variance application. The Board members discussed site visits made and agreed they had reviewed the application file. The Board noted in discussion that the proposed home location was within the required setbacks, but the proposed location for the garage would violate them.

Joe Fiore noted, and the Board agreed, that the lot characteristics made the location tight because of the general topography and wetlands areas. In spite of that, Joe Fiore said they were able to move the proposed garage location back so that a 15-foot variance was needed instead of a 35-foot variance and they would like to modify their request to that distance.

There being no further public comments, Marcia Selent made a motion to close the public hearing. David Selent seconded and the motion passed. After a brief discussion among Board members, Marcia Selent moved to approve the fifteen-foot setback variance request as modified and Laraine King seconded. Motion passed and the variance was granted.

Marcia Selent signed the approved request; *Kristi Garofalo will forward copies to Haverhill and to the applicant.*

Marcia Selent moved to adjourn; Laraine King seconded and the motion passed. The hearing adjourned at 12:36 PM.

Respectfully submitted,
Kristi Garofalo