

## **ZONING BOARD OF APPEALS**

Numerous requests for relief from current zoning regulations were addressed by our board during the last fiscal year 2003-2004. Variances can be granted following guidelines established by state statutes under Section 8-6, which states that the ZBA has the power to "determine and vary the application of the zoning bylaws, ordinances or regulations in harmony with their general purpose and intent and with due consideration for conserving the public health, safety, convenience, welfare and property values solely with respect to a parcel of land where, owing to conditions especially with such parcel, but not affecting generally the district in which it is situated, a literal enforcement of such bylaws, ordinances or regulations would result in exceptional difficulty or unusual hardship". Financial considerations and the possible economic advantage to the landowner are not considered as hardships. Also the hardship must arise from the operation of the regulations on the land, not on the landowner. As indicated in the ZBA application forms, health problems, lack of living/storage space, and ignorance of Zoning Regulations are not considered exceptional difficulties or unusual hardships.

Other duties of our board are to determine proper locations for automobile related activities where we act as a Zoning Board under certain guidelines, and to hear and to decide on appeals where it is alleged that there is an error in any order, requirement or decision made by the Zoning Enforcement Officer.

December 2003 marked the last meeting and year for our long time member Muriel Shemonsky who had decided to retire from the board. The town owes her a vote of thanks for her long service.

The Zoning Board of Appeals meets on the second Wednesday of each month and the public input is always welcome.

**Rex McCall**, *Chairman*