

ZONING BOARD OF APPEALS

The Zoning Board of Appeals is a local judicial board that acts upon requests for variances from the Zoning Regulations or the Flood Plain Management Ordinance, as well as appeals of decisions of the Zoning Enforcement Officer in upholding those standards. In making its decisions regarding variances, the Board considers whether the circumstances of the property are unique such that they result in an exceptional difficulty or unusual hardship in meeting the standards that are otherwise uniform for all other properties in the same zoning district.

During the 2009-2010 fiscal year, the Board processed 30 applications for residential variance applications on undersized lots, particularly in beach communities where these lots' non-compliance with current zoning regulations logically limits additions, renovations or repairs to existing structures. The Board granted a number of variances to allow residents to demolish and rebuild residential structures in situations where non-conformities to the zoning regulations have been eliminated or reduced, code complaint septic systems have been installed, and the proposed new structures were designed to meet FEMA Coastal Construction practices. Some applications have been controversial and have had high levels of public participation. The Board welcomes the comments of neighbors during the public hearing process and appreciates their input.

We said farewell to a long standing member, Julius Castagno, who moved to Florida. The Board welcomed two new alternates, Kent (Skip) Johnson and Mary Kennedy, as well as a returning alternate, Allan Fogg who took a brief hiatus from the Board. We also acknowledge our most efficient recording clerk, Kim Barrows, who records our minutes and ensures that the Commission maintains parliamentary procedure.

The Zoning Board of Appeals meets the second Wednesday of each month at 7:30 p.m. in the Town Hall, First Floor Conference Room.

Rexford McCall, Chairman