The Zoning Board of Adjustment met for a Site Visit at the property of Christine Urban and Lynn Howard, 3 Fire Pond Lane, Map 3, Lot 13C. Susan Peters opened the site visit meeting at 5:17 PM. Present were Susan Peters, Susan Phillips-Hungerford, Paul Delphia, Michelle Knapp, and alternate Jerry Bird. Mary Langen and alternate Bill Gurney were absent. A representative from the company who has the contract for the construction attended. Dennis & Sharron Monaghan, neighbors and abutters attended. Traceymay Kalvaitas, Philip "Rusty" Bastedo and Wendy White from the Conservation Commission came and visited with the owners before the meeting began, but left before the ZBA opened the official meeting.

**Special Exception Application for Lynn Howard, Map 3, Lot 13C**

The board had received a new application with the provisions the board had required. Susan Peters opened the meeting and after introductions the owners led the members around pointing out various boundaries of the project. They had two colors of tape to show where the outline of the new building would be and where the porch would extend to. They pointed out the well which hinders them from moving the building further away from the pond. They had already moved it back six feet and turned it to keep it as far from the pond as possible.

The owners explained the history of the building and why they need to tear it down and construct another building. The board met on the front porch and discussed a variety of issues including the distances from the pond of the present porch as well as the proposed porch. Members could relate the site map which was provided with the application to what they were seeing. It was evident to Susan Phillips-Hungerford that since the building is in the middle of a 41 acre lot there are no concerns about lot line setbacks. The members met inside the present building to readily see why the owners need to have a building without steep stairs as they are getting older.

The site visit was closed at approximately 5:50 PM.

Respectfully submitted,

Neil R. Sandford, Secretary