The Zoning Board of Adjustment met at 7:00 PM. Susan Peters convened the meeting. Present were Susan Peters, Susan Phillips-Hungerford, Paul Delphi, Michelle Knapp, Mary Langen. Gregory and Amy Dumas, Todd Rice, and Michael Dunn also attended.

**Review of Minutes of December 13th, 2017 Meeting**
Susan Peters pointed out that Hungerford was misspelled as well as variance. Michelle moved and Paul seconded a motion to approve the December 13, 2017 minutes as corrected. The motion passed.

Annual report for the ZBA. The board reviewed what Susan Peters has submitted as the ZBA annual report for 2017.

ZBA members phone numbers should not be listed on the website since they are not supposed to be talking to people except at the public hearings.

**Public Hearing for Variance Application from Gregory and Amy Dumas, Lady Slipper Lane, Map 20, Lot 36**
Susan Peters opened the public hearing at 7:15 after the board members introduced themselves to those in attendance. Susan Peters reviewed the procedures for the hearing. The secretary read the public notice and where it had been posted. He reported that the abutter cards had been returned except for Joseph Bendzinski.

Gregory Dumas read his letter to the board which gave the history of the lot. It was a lot of record since 1949, long before he purchased the property. He talked with the code enforcement officer around the time of the purchase, and it was not explained to him that he would need a building permit to build a small cabin. He talked with many owners in the area and all were positive. His understanding was that it was a private subdivision that was grandfathered with the right to build a small cabin. He built with no negative intentions toward the town of Dublin. None of the lots are four acres, and some cannot meet current setback requirements.

Greg passed out some new plot plans. Greg explained that they have no running water, septic or electricity. The building is primarily for changing to use the common beach (at Lot 21) or as a rustic lot with a campfire. They sometimes stay overnight as a rustic camp. Susan Phillips-Hungerford asked if there were covenants that applied. Greg explained that there is a basic covenant with regulations that just apply to the use of Lot 21.
The board reviewed the plot plan with the revised dimensions with Mary noting that they have 57 feet from rear lot line, 35 feet from the front lot line and 22 feet from one side lot line and 24 feet from another side lot line.

Greg read through the application, section by section. See the application for his answers.

Mary explained that the reason for variances is to take into account special conditions.

Susan asked if anyone wanted to speak in favor, no one responded.

Susan asked if anyone wanted to speak against and no one responded. Michael Dunn stated that he was neutral but his only concern was for gray water or electricity. Gregg explained how they use a carry out toilet system that wraps everything up and the bag is taken home. For electricity they use UPC devices.

The board asked if there were any plans for expansion and they stated that they would like to add a deck and possibly a screened porch on the back. The board discussed whether this would make the building more non-conforming. The deck or porch would measure about 12 feet by 12 on the back.

Todd Rice spoke and shared how his family was an original developer of the lots around Stone Pond and he has seen unusual things over the last 50 years. He went through a very stressful situation with the town over trying to develop Lot 44. He hopes this variance is granted but the town has given him the runaround concerning his options for building on Lot 44. He said it has been unclear whether he would need a building permit and what size structure he could build. He tried to do things right and received confusing and mixed signals from the town and he found the code enforcement officer not accessible. The ordinances need to be clearly explained to residents, so that people will know what they can do, and then consistently followed through on what was said. Michael Dunn said that he talked with Mike Borden and was told that composting toilets and incinerating toilets are fine. Todd Rice was told that he had no choice but to put in a septic system and wasn’t given other options for other kinds of toilets that could be appropriate for a seasonal property.

Susan moved to close the public hearing at 8:29 PM, seconded by Mary. The motion passed.

Paul expressed his concerns that other small seasonal lots on Lady Slipper Lane would have the same kind of problem. He thought the variance should be approved but clear conditions should be outlined so that it is not left open ended. The secretary asked whether the issue of building on a private road had been resolved with the selectmen. Amy explained that it had come up but she does not believe there has been approval granted by the selectmen.

The porch was discussed and Mary suggested that the variance be applied to only the dimensions to the side lot lines so that expanding into the 57 feet should not be a problem. Susan Peters felt that it would still be more non-conforming since it would be within the side setbacks.

Susan Peters expressed that she is concerned about allowing something bigger than what is presently there. Gregg asked about adding just a 7 foot landing with stairs to use the back doors. Susan Peters identified that as an access safety issue, a small landing could be considered differently than a 12 foot by 12 foot screened in porch.

The board discussed the following wording and then Mary moved “To grant a variance from Article VIII, Section B.3, to allow a structure for seasonal use to be 22 feet and 24 feet from the side setbacks of the property on Lady Slipper Lane, Map 20, Lot 36, subject to the following conditions:

- The dimensions of the single story structure are 12 feet by 26 feet.
- No waste is to be released into the ground or stored on the site.
The structure otherwise complies with all applicable building codes and local and state requirements.

- A landing not to exceed 7 feet by 5 feet plus stairs may be constructed at the rear of the structure to provide a second egress.

Seconded by Michelle. The motion passed unanimously 5-0.

Susan Peters explained to the applicant that there is a 30 day period where anyone can appeal this decision. They also need to talk with the code enforcement officer over the issue of whether they need any additional approvals including applying for a building permit after the fact, and whether they need to receive approval for building on that road given its classification.

At 9:37 PM Paul moved and Michelle seconded a motion for adjournment. The motion passed.

Respectfully submitted,

Neil R. Sandford
Secretary