



ZONING BOARD OF ADJUSTMENT
MINUTES MEETING OF DECEMBER 15, 2014
APPROVED MEETING OF JANUARY 20, 2015

Present: S. Bogert, **Chair**; S. Perley, **Vice-Chair/Secretary**; D. Greski; O. Gibbs; M. Foote; K. Geraci, **Alternate**, G. Ober, **Alternate**; R. Smith, **Alternate**

Absent: S. Saunders, Planning Director

Staff: K. Snow, Zoning Technician

S. Bogert called the meeting to order at 7 pm and welcomed everyone to the December 2014 meeting of the Laconia ZBA. He let the board and public know that the first business to be addressed this evening would be the minutes from the November 17, 2014 ZBA meeting.

MINUTES: Motion: M. Foote moved to accept the minutes from the November 17, 2014 ZBA meeting, as written. The second was made by D. Greski and all voted in favor of approval, 5-0.

EXTENSIONS:

The applicant is seeking a 6 month extension on the following three applications. The current expiration date is December 16, 2014 and 6 months would be June 16, 2015.

Applicant: Chris Duprey appeared for the applications. He said the correct expiration date for these are January 16, 2015 which makes the expiration July 16, 2015. This is the parcel to the south, the three building site. Planning approvals were already extended to October of 2015.

The only change since the last time is that they are a bit behind on some of the construction; they hope to be done in time for the spring sales season. They also started construction on a duplex.

Board: S. Bogert asked for clarification on the buildings and C. Duprey said the buildings on the lake side of Scenic Drive are being built and being lived in. On the side of the mountain, construction is being done on one of the parcels there. C. Duprey showed the various parcels on his plan and said that two of the original parcels are now vested, with construction taking place.

The board agreed that the applicant has met the three criteria for the extension request. He meets the three necessary conditions. It was decided to use the applicant's wording from his extension request for the motions.

Public: No one from the public spoke for or against the extension requests.

Board: S. Bogert closed the hearings to the public: D. Greski said he had wondered how many times something can be extended and said he had talked to K. Snow on this who let him know that S. Saunders had checked into that and there was no limit.

2009-0027 (Also 2012-0017): Akwa Waterfront: MSL 130-234-001, Use of Multi-Family Dwellings

Motion: D. Greski moved to approve the extension request for Application # 2009-0027 (2012-0017) for a 6 month extension. This is for the use of multi-family dwellings. The requirement is for the applicant to meet 3 criteria: The



ZONING BOARD OF ADJUSTMENT
MINUTES MEETING OF DECEMBER 15, 2014
APPROVED MEETING OF JANUARY 20, 2015

application has not yet expired, due diligence has been done, and the facts submitted originally have not changed. The applicant has met these 3 criteria.

D. Greski asked that the applicant's wording from his submittal be typed into the minutes.

On July 20, 2009 the City of Laconia Zoning Board of Adjustment voted to approve applications # 2009-00027, 2009-00028 and 2009-00029 requests for Special Exception to allow the use of multi-family dwellings for MSL 130-234-001 owned by Akwa Waterfront, LLC; MSL 124-234-003 owned by Akwa Village, LLC and MSL 117-234-001 owned by Akwa Vista, LLC. The Special Exception will expire on January 16, 2015. The Applicants/approval recipients hereby request an extension of these approvals to July 16, 2015.

The ZBA is to make the following 3 findings in granting an extension of a Special Exception under Section 235-81(D) (1) (a)-(c).

(1) The approval granted has not yet expired. The Approval does not expire until January 16, 2015.

2) The Applicant/approval recipient has proceeded with due diligence and in good faith. The ZBA granted the applicants an Area Variance on March 18, 2013 to allow development of a mid-rise building which is the fourth building of the larger plan for development along Scenic Road. As a result of that approval the applicants evaluated sequencing of construction and determined the better approach was to start construction on the Akwa Village parcel before proceeding with the mid-rise project approved on the Akwa Waterfront site. The applicants began construction on the North Lodges, which is located on the Akwa Village parcel, in November 2013 and should be completed in January 2015. As part of the North Lodges approval, the applicants agreed to: fund 50% of the cost of upgrades to a sewer lift station on Scenic Road; expand the walking trail network connecting the Village/North Lodges parcel through the Waterfront parcel to tie into the Akwa Vista cart path; expand the public sidewalk along Scenic Road approximately 550 feet and also extend the public water main in Scenic Road an additional 550 lineal feet. Upon completion of these items the Applicants will have expanded the public sewer system by 500 feet, water mains by 2,100 feet and added 1,600 feet of new sidewalk in addition to other project specific improvements.

Also, although not part of any application before the ZBA, in January 2014 an entity related to the applicants acquired MBL 124/234/2 which is one of the two parcels located between the Waterfront and Village parcels. This acquisition further connects all of the Akwa properties along Scenic Road. This property received a Conditional Use Permit and Planning Board Approval in October 2014 for construction of a duplex townhome of similar style to The Townhomes at Meredith Bay. Construction is scheduled to begin on this property in the next several months.

Since the initial approval of the Akwa Waterfront parcel, the Applicants/approval recipients have received Site Plan Approval from the City of Laconia Planning Board (October 5, 2010) and the Alteration of Terrain Permit from the State of New Hampshire Department of Environmental Services (June 24, 2011). Development of these properties is part of a larger plan for development by the Applicants/approval recipients (and related entities) along Scenic Road which also includes The Townhomes at Meredith Bay, a 19-unit townhome project at 569-629 Scenic Road. Therefore, the Applicants/approval recipients believe they have proceeded with due diligence and in good faith.

3) Facts submitted as part of the original application have not changed. None of the facts submitted in support of the original Application have changed since the date of the Approval.

The following factors are part of the extension policy for planning board approvals (adopted on 12/14/10 - after the date of Applicant's site plan application.) Though the following factors go beyond and are different than the findings the ZBA is required to make under the Zoning Ordinance to extend the Special Exception, the Applicant believes the project satisfies each of these factors as well and offers the following as additional support:

1) Applicant has made a consistent effort to meet the intent of active and substantial development and the conditions of approval including obtaining all state and federal permits, finalizing draft plans and providing site security. See answer to #2 above.



ZONING BOARD OF ADJUSTMENT
MINUTES MEETING OF DECEMBER 15, 2014
APPROVED MEETING OF JANUARY 20, 2015

- 2) **The zoning ordinance has not changed, and if it has, the changes do not affect this parcel.** Any zoning ordinance changes do not affect the relief granted by the ZBA.
- 3) **The abutting and/or nearby properties have not been developed or improved since the subject parcel was approved.** No abutting or nearby properties (other than those owned or controlled by the Applicant) have been developed or improved.
- 4) **Other properties in the contributing watersheds as outlined in the projects Stormwater Report have not been developed or improved since the subject parcels were approved.** No such properties have been developed or improved with the exception of the work completed by the Applicant at the Townhomes at Meredith Bay.
- 5) **Other properties in the downstream watersheds as outlined in the Stormwater Report have not been developed or improved since the subject parcels were approved.** No such properties have been developed or improved.
- 6) **The city is holding adequate (reflective of today's cost factors) site security to assure site stabilization or completion.** The City and the Applicant have agreed to the amount of site security which will be posted prior to the commencement of construction.

The second was made by O. Gibbs and all voted in favor of the extension, 5-0.

2009-0030 (Also) 2012-0019: Akwa Vista: MSL 130-234-001, Height restriction

Motion: D. Greski moved to approve the extension request for Application # 2009-0030 (2012-0019) for a 6 month extension. This is for the height restriction. The requirement is for the applicant to meet 3 criteria: The application has not yet expired, due diligence has been done, and the facts submitted originally have not changed. The applicant has met these 3 criteria.

D. Greski asked that the applicant's wording from his submittal be typed into the minutes.

On September 21, 2009 the City of Laconia Zoning Board of Adjustment voted to approve application # 2009-00030 request for an Area Variance to allow the height of three proposed structures to exceed the 35' limit that is allowed in the SFR zone for MSL 130-234-001 owned by Akwa Waterfront, LLC. The Applicants/approval recipients hereby request an extension of these approvals to July 16, 2015.

The ZBA is to make the following 3 findings in granting an extension of a Special Exception under Section 235-81(D)(1)(a)-(c).

- 1) **The approval granted has not yet expired.** The Approval does not expire until January 16, 2015
- 2) **The Applicant/approval recipient has proceeded with due diligence and in good faith.** The ZBA granted the applicants an Area Variance on March 18, 2013 to allow development of a mid-rise building which is the fourth building of the larger plan for development along Scenic Road. As a result of that approval the applicants evaluated sequencing of construction and determined the better approach was to start construction on the Akwa Village parcel before proceeding with the mid-rise project approved on the Akwa Waterfront site. The applicants began construction on the North Lodges, which is located on the Akwa Village parcel, in November 2013 and should be complete in January 2015. As part of the North Lodges approval, the applicants agreed to: fund 50% of the cost of upgrades to a sewer lift station on Scenic Road; expand the walking trail network connecting the Village/North Lodges parcel through the Waterfront parcel to tie into the Akwa Vista cart path; expand the public sidewalk along Scenic Road approximately 550 feet and also extend the public water main in Scenic Road an additional 550 lineal feet. Upon completion of these items the Applicants will have expanded the public sewer system by 500 feet, water mains by 2,100 feet and added 1,600 feet of new sidewalk in addition to other project specific improvements.



ZONING BOARD OF ADJUSTMENT
MINUTES MEETING OF DECEMBER 15, 2014
APPROVED MEETING OF JANUARY 20, 2015

Also, although not part of any application before the ZBA, in January 2014 an entity related to the applicants acquired MBL 124/234/2 which is one of the two parcels located between the Waterfront and Village parcels. This acquisition further connects all of the Akwa properties along Scenic Road. A Conditional Use Permit and Planning Board approval was granted in October 2014 to allow development of a duplex townhome building similar to The Townhomes at Meredith Bay. Construction is scheduled to begin in the next several months.

Since the initial approval of the Akwa Waterfront parcel, the Applicants/approval recipients have received Site Plan Approval from the City of Laconia Planning Board (October 5, 2010) and the Alteration of Terrain Permit from the State of New Hampshire Department of Environmental Services (June 24, 2011). Development of these properties is part of a larger plan for development by the Applicants/approval recipients (and related entities) along Scenic Road which also includes The Townhomes at Meredith Bay, a 19-unit townhome project at 569-629 Scenic Road. Therefore, the Applicants/approval recipients believe they have proceeded with due diligence and in good faith.

3) **Facts submitted as part of the original application have not changed.** None of the facts submitted in support of the original Application have changed since the date of the Approval.

The following factors are part of the extension policy for planning board approvals (adopted on 12/14/10 - after the date of Applicant's site plan application.) Though the following factors go beyond and are different than the findings the ZBA is required to make under the Zoning Ordinance to extend the Area Variance, the Applicant believes the project satisfies each of these factors as well and offers the following as additional support:

- 1) **Applicant has made a consistent effort to meet the intent of active and substantial development and the conditions of approval including obtaining all state and federal permits, finalizing draft plans and providing site security.** See answer to #2 above.
- 2) **The zoning ordinance has not changed, and if it has, the changes do not affect this parcel.** Any zoning ordinance changes do not affect the relief granted by the ZBA.
- 3) **The abutting and/or nearby properties have not been developed or improved since the subject parcel was approved.** No abutting or nearby properties (other than those owned or controlled by the Applicant) have been developed or improved.
- 4) **Other properties in the contributing watersheds as outlined in the projects Stormwater Report have not been developed or improved since the subject parcels were approved.** No such properties have been developed or improved with the exception of the work completed by the Applicant at the Townhomes at Meredith Bay.
- 5) **Other properties in the downstream watersheds as outlined in the Stormwater Report have not been developed or improved since the subject parcels were approved.** No such properties have been developed or improved.
- 6) **The city is holding adequate (reflective of today's cost factors) site security to assure site stabilization or completion.** The City and the Applicant have agreed to the amount of site security which will be posted prior to the commencement of construction.

The second was made by M. Foote, with all voting in favor of the extension, 5-0.

2009-0029 (Also 2012-0018): Akwa Waterfront: MSL 117-234-001, Use of Multi-Family Dwellings

Motion: D. Greski moved to approve the extension request for Application # 2009-0029 (2012-0018) for a 6 month extension. This is for the use of multi-family dwellings. The requirement is for the applicant to meet 3 criteria: The application has not yet expired, due diligence has been done, and the facts submitted originally have not changed. The applicant has met these 3 criteria.

D. Greski asked that the applicant's wording from his submittal be typed into the minutes.



ZONING BOARD OF ADJUSTMENT
MINUTES MEETING OF DECEMBER 15, 2014
APPROVED MEETING OF JANUARY 20, 2015

On July 20, 2009 the City of Laconia Zoning Board of Adjustment voted to approve applications # 2009-00027, 2009-00028 and 2009-00029 requests for Special Exception to allow the use of multi-family dwellings for MSL 130-234-001 owned by Akwa Waterfront, LLC; MSL 124-234-003 owned by Akwa Village, LLC and MSL 117-234-001 owned by Akwa Vista, LLC. The Special Exceptions will expire on January 16, 2015. The Applicants/approval recipients hereby request an extension of these approvals to July 16, 2015.

The ZBA is to make the following 3 findings in granting an extension of a Special Exception under Section 235-81(D) (1) (a)-(c).

- 1) **The approval granted has not yet expired.** The Approval does not expire until January 16, 2015.
- 2) **The Applicant/approval recipient has proceeded with due diligence and in good faith.** The ZBA granted the applicants an Area Variance on March 18, 2013 to allow development of a mid-rise building which is the fourth building of the larger plan for development along Scenic Road. As a result of that approval the applicants evaluated sequencing of construction and determined the better approach was to start construction on the Akwa Village parcel before proceeding with the mid-rise project approved on the Akwa Waterfront site. The applicants began construction on the North Lodges, which is located on the Akwa Village parcel, in November 2013 and have a scheduled completion of November 2014. As part of the North Lodges approval, the applicants agreed to: fund 50% of the cost of upgrades to a sewer lift station on Scenic Road; expand the walking trail network connecting the Village/North Lodges parcel through the Waterfront parcel to tie into the Akwa Vista cart path; expand the public sidewalk along Scenic Road approximately 550 feet and also extend the public water main in Scenic Road an additional 550 lineal feet. Upon completion of these items the Applicants will have expanded the public sewer system by 500 feet, water mains by 2,100 feet and added 1,600 feet of new sidewalk in addition to other project specific improvements.

Also, although not part of any application before the ZBA, in January 2014 an entity related to the applicants acquired MBL 124/234/2 which is one of the two parcels located between the Waterfront and Village parcels. This acquisition further connects all of the Akwa properties along Scenic Road. A Conditional Use Permit and Site Development Plan approvals were granted by the Laconia Planning Board in October 2014 to allow development of a duplex townhome similar to The Townhomes at Meredith Bay.

Since the initial approval of the Akwa Waterfront parcel, the Applicants/approval recipients have received Site Plan Approval from the City of Laconia Planning Board (October 5, 2010) and the Alteration of Terrain Permit from the State of New Hampshire Department of Environmental Services (June 24, 2011). Development of these properties is part of a larger plan for development by the Applicants/approval recipients (and related entities) along Scenic Road which also includes The Townhomes at Meredith Bay, a 19-unit townhome project at 569-629 Scenic Road. Therefore, the Applicants/approval recipients believe they have proceeded with due diligence and in good faith.

- 3) **Facts submitted as part of the original application have not changed.** None of the facts submitted in support of the original Application have changed since the date of the Approval.

The following factors are part of the extension policy for planning board approvals (adopted on 12/14/10 - after the date of Applicant's site plan application.) Though the following factors go beyond and are different than the findings the ZBA is required to make under the Zoning Ordinance to extend the Special Exception, the Applicant believes the project satisfies each of these factors as well and offers the following as additional support:

- 1) **Applicant has made a consistent effort to meet the intent of active and substantial development and the conditions of approval including obtaining all state and federal permits, finalizing draft plans and providing site security.** See answer to #2 above.
- 2) **The zoning ordinance has not changed, and if it has, the changes do not affect this parcel.** Any zoning ordinance changes do not affect the relief granted by the ZBA.
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ZONING BOARD OF ADJUSTMENT
MINUTES MEETING OF DECEMBER 15, 2014
APPROVED MEETING OF JANUARY 20, 2015

- 4) **Other properties in the contributing watersheds as outlined in the projects Stormwater Report have not been developed or improved since the subject parcels were approved.** No such properties have been developed or improved with the exception of the work completed by the Applicant at the Townhomes at Meredith Bay.
- 5) **Other properties in the downstream watersheds as outlined in the Stormwater Report have not been developed or improved since the subject parcels were approved.** No such properties have been developed or improved.
- 6) **The city is holding adequate (reflective of today's cost factors) site security to assure site stabilization or completion.** The City and the Applicant have agreed to the amount of site security which will be posted prior to the commencement of construction.

The second was made by M. Foote, with all voting in favor of the extension request, 5-0.

HEARINGS:

Application # 2014-0029
R. & D. Garnett

MSL 456-2-96
107 Academy St

RG Zone
Variance

The applicant is requesting a Variance from Ordinance 235-35 (B), side/rear setbacks, in order to create an egress from a second floor apartment, as required by Life Safety Codes. The deck/stairs will be constructed over an existing patio and will not extend beyond what already exists. There will be a side setback of approximately 4.5' where 10' is required.

Applicant: Ron Garnett appeared for the application. He said he is looking to construct a deck to provide egress from the second floor apartment. This will protrude no further into the setback than what currently exists.

Board: S. Bogert said this is required by Fire, and R. Garnett said he also thinks by building code. S. Bogert asked R. Garnett if he had a letter from Fire, and R. Garnett said no. He added that this goes back a few years.

S. Bogert said that the memo Fire submitted to us says the inspection was done in 2008 and asked why he had waited so long to do this. R. Garnett said the apartment was under construction and there was no tenant at that time; he now has a tenant. S. Bogert asked if he got a certificate of occupancy for the apartment and R. Garnett said none was needed and this was an existing apartment. What was needed to be done did not require a building permit. This was an older building, a 3 family, and it took a while to renovate it. The list from Fire has been done except for this egress.

D. Greski asked how long he has owned this building and R. Garnett said he bought the building in 1970, and it has never had a second egress. R. Garnett said no building permits were required as there were no structural changes, just cabinets and appliances. D. Greski said it either wasn't a three family since no egress was there then, or it was illegal and R. Garnett said he assumes it was in violation.

R. Garnett explained the entrance to the building. He said there are two driveways for this building and the entrance is half way down the drive. Apartment 1 is the downstairs of the entire building, except for the barn which was converted back in the 60's. Apartment 2 is the second floor. Apartment 3 is in the back. That used to be the barn, and is both the first and second floor. He has never had a certificate of occupancy for this property.

D. Greski asked why this took so long to do – since 2008 to 2014 – and R. Garnett said he does most of the work himself, and he has other buildings that he also works on. There were no tenants in the apartment at that time. There are now.



ZONING BOARD OF ADJUSTMENT
MINUTES MEETING OF DECEMBER 15, 2014
APPROVED MEETING OF JANUARY 20, 2015

S. Perley said he needs this second egress. She was told that the second egresses for both apartments 3 and apartment 1 are fixed. This is the last to fix all of the Fire questions. R. Garnett said apartment 1 has always had 2 egresses.

D. Greski said the violation from Fire states there is no egress for apartment 1. R. Garnett said that the apartments were renumbered at one time and double checked his notes. He said that he was incorrect; apartment 1 is the second floor, apartment 3 is the structure in the back, and apartment 2 is the first floor.

D. Greski said this is definitely the life safety code and wondered how it could be a three unit, since the egress did not exist. R. Garnett said this is being taxed as a three unit building and mentioned that the ZBA approved another apartment last month for this same issue, on Adams Street. That was there for years as well with no egress.

S. Perley asked again where the entrance to the second floor apartment is and R. Garnett explained. He said that there is currently a door there, with a 9 foot drop to the ground. This will take care of that.

D. Greski asked for clarification on apartment 3 and was told that is the converted barn, in the rear.

G. Ober looked the property up on Vision and said it is being taxed as a three family.

R. Garnett said he already installed windows in the upstairs bedroom that meets fire life safety. These windows will also lead out onto the same proposed deck. He said he doesn't think the deck is actually required because people can stand out on the roof, existing via the approved windows.

M. Foote said he is very surprised that Fire has not followed up on this since 2008. R. Garnett said that the tenants moved in here in November of this year. S. Perley said if he buys houses and renovates them and is doing the work himself, it could take him some time.

S. Perley asked what is under the area where the deck will be and R. Garnett said that there is a paving brick patio under the area now, and the deck will go over that, with the stairs leading down. He said that the deck won't protrude beyond what is currently there and it should be about 2 feet less than where the building currently protrudes now.

R. Smith said if he doesn't do this, he can't rent it out. G. Ober said the hardship comes in as he purchased this as a three family unit and would not be able to use this as a three family.

D. Greski said that R. Garnett should have a certificate of occupancy. An apartment with no second egress should not have a Certificate of Occupancy. He said that R. Garnett should not have let anyone move in before he got the CO. R. Garnett said Fire never told him he could not rent this apartment out. He said he does feel it was probably in violation however it was this way before he bought it. He did not do the conversion to the three unit; he just bought the building and did some interior renovations to it.

Public: No one from the public spoke for or against the proposal.

S. Bogert closed the hearing to the public.

Board: D. Greski said this is the kind of situation that he finds upsetting. He said that the applicant needs the Certificate of Occupancy, and that the safety issues should have been corrected in a timely manner. People are living there without the proper permissions.



ZONING BOARD OF ADJUSTMENT
MINUTES MEETING OF DECEMBER 15, 2014
APPROVED MEETING OF JANUARY 20, 2015

S. Bogert said he does understand. S. Perley said this is a code issue and needs to be rectified, and he is trying to do that this evening.

D. Greski said his biggest issue is that people are living there. He said he would not mind if no one was living there.

Motion: S. Perley moved to approve Application # 2014-0029 for a Variance from Ordinance 235-35 (B), side/rear setbacks, in order to create an egress from a second floor apartment, as required by Life Safety Codes. The deck/fire egress will be constructed over an existing patio and will not extend beyond what already exists. There will be a side setback of approximately 4.5' where 10' is required.

This is not contrary to public interest and the spirit of the ordinance is observed. This is a life safety issue and the applicant is attempting to bring the property up to current codes. The proposed deck will not extend beyond the footprint of the current building, which is already non-conforming. This is a three-unit building, and historically been used as that. The benefit to the applicant outweighs any harm to the general public and this, in fact, serves to keep the tenants from harm.

Substantial justice is done in the granting of the variance. The proposed use is consistent with the current use, and is in keeping with the character of the neighborhood. The proposed use does not harm the general welfare of the public nor cause any harm to the safety or welfare of neighboring properties.

Property values should not be diminished as the proposal will not protrude any further into the side setback than what currently exists as the structure is already non-conforming. This should have no effect on surrounding properties.

Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship as special conditions exist here. This is an older building which has traditionally been a 3-unit, and the second floor apartment needs this egress for life safety purposes, and to bring the structure to up current codes. This is requested by Fire and by city codes. It doesn't alter the character of the neighborhood or threaten the welfare, health, or safety of the general public. The proposed deck will allow a side setback of approximately 4.5 feet, which the current structure already has.

This is a reasonable use and is required by Fire and life safety codes.

O. Gibbs seconded, with the vote being 4-1 in favor of approval. M. Foote voted against the proposal.

Ron Garnett asked if he could address the board. He said that these types of corrections, as a landlord, are extremely difficult to get approved in a timely and appropriate manner. He said that, in 2008 when Fire did the inspections, recommendations were made to him. He had a long conversation with the Fire official at that time. A few weeks later he got a phone call from the Fire person who did the inspection and who told him to ignore what they had discussed, as he couldn't do inspections any more. He said he assumed there was some sort of a conflict between Fire and other departments. He stated he was not sure on that but that was his interpretation of the conversation.

He had another property that the tenant left in horrible shape, and he went in to begin to take care of it. He said to get someone to tell him what needed to be done was difficult. He said he doesn't feel there is much communication between departments. There was a lot of head butting at that point. He thinks there is not good communication today and the landlords are caught in the middle.



ZONING BOARD OF ADJUSTMENT
MINUTES MEETING OF DECEMBER 15, 2014
APPROVED MEETING OF JANUARY 20, 2015

There must be easier ways to do these things. Some are expensive to do and take time to do. He said that he doesn't live in Laconia anymore, and has found it much easier to work with other cities. He feels a lot of the problem is communication between departments.

S. Bogert reminded him that this approval was done in under half an hour, which he feels is pretty good. R. Garnett said he does understand that but that a lot of the discussion tonight was not even relevant. He said the building permit process took about 6 weeks and then he was told he needed to go to Zoning for the variance. .

S. Bogert said that applicants need to get things in writing from departments if they are told things.

R. Garnett said he wasn't going to say anything about the process but after this evening felt he should. S. Bogert said he feels it is a good thing to hear comments and that R. Garnett is not the first person to make similar statements. He said that some of our processes need to be fixed. We don't want our businesses to leave the city and we want our apartments to be safe.

OTHER BUSINESS: ZBA Rules: Discussion was held on the continuation process. K. Geraci said that in 3b it speaks of a reduced board but in other places it is called a short board. She said we should be consistent. S. Perley said she would make that change.

R. Smith said that sometimes Board is capitalized, sometimes it isn't and S. Perley said that will be corrected; she feels Board should be capitalized.

S. Perley asked if the Board wanted to vote on this, with the appropriate changes being made, or wait until next month to see the clean copy.

M. Foote said he had a question. On the bottom of page 5, top of page 6, 3h, when talking about the speakers, it says that we first hear those in favor of the application, then those in opposition. Is that the way we want this or can anyone speak at any time.

That will be changed to state that the public, in favor or against, can speak. S. Perley will also make that change and bring the corrections to the next meeting.

Other business: S. Perley asked about the vapor shop on Elm Street and asked what they sell. She was told electronic cigarettes.

ADJOURNMENT: M. Foote moved to adjourn the December 15, 2014 meeting of the ZBA. D. Greski seconded, with all voting in favor, and the meeting adjourned at 8:15 pm.

RESPECTFULLY SUBMITTED BY:

Kristine Y. Snow, Zoning Technician