

**Foster Zoning Board of Review  
Minutes of the July 11, 2007 Meeting**

Chairman Carl A. Saccoccio called the July 11, 2007 meeting of the Foster Zoning Board of Review to order at 7:25 pm in the Benjamin Eddy Building. The following members were present:

Carl Saccoccio, Chairman

William Gibb, Vice Chairman

Heidi Colwell

Scott Pollard

Joseph Walsh, Alternate

Paula Mottshaw, Alternate

Lori Mihailides, Secretary, was absent.

John J. Bevilacqua, Town Solicitor and Robert Fallon, Building Official and Carole A. Malaga, stenographer was also present.

**Minutes:**

Paula Mottshaw moved, William Gibb seconded the motion and it was voted to approve the minutes of the June 13, 2007 meeting as published.

**Decisions:**

Decision for Ronald Roger and William Roger, applicant/owner of property at Pole 7, Cucumber Hill Road, for a dimensional lot line variance for a septic system in accordance with Article VI, Sec. 6, of the Foster Zoning Ordinance was read.

**Hearing #07-08, Natalie & Franklin Arnold, Plat 2, Lot 79**

Hearing #07-08, for a 35' dimensional lot line variance for a septic system in accordance with Article VI, Section 6 of the Foster Zoning Ordinance on Plat 2, Lot 79, Moosup Valley Road was read.

After reviewing the application it was noted that a DEM approved ISDS was not included with the material presented to the board.

Mr. Gibb moved, Mr. Walsh seconded the motion and it was so voted to continue application #07-08 to the August 8<sup>th</sup> meeting when all the required evidence will be available.

**Hearing #07-09, Harold & Carol Shippee, Plat 17, Lot 1**

Hearing #07-09 for a 38ft. dimensional lot line variance for a deck under Article IV, Section 13 of the Foster Zoning Ordinance at 49 Mt. Hygeia Road, was read.

Mr. Shippee stated that the deck would be about 12feet high and would include a second entrance to the house.

Mrs. Mildred Sawyer and Mrs. Eileen D'Angelo, both abutters, spoke in favor of the application. No one spoke against the application.

**Finding of Facts:**

The Board finds the following Finding of Facts:

1. That the applicant has presented all the testimony required to grant a 38ft. dimensional lot line variance for a porch under Article IV, Section 13 of the Foster Zoning Ordinance.

The Board also finds that based on the facts presented and its own knowledge of the property that the dimensional lot line variance will have little or no impact on the adjoining property.

- A. It will be compatible with the neighborhood land use.
- B. It will not create nuisance in the neighborhood
- C. It will not hinder the future development of the Town
- D. It will be in conformance with the Comprehensive Plan of the Town of Foster

**Decision:**

Mr. Pollard moved, Mr. Walsh seconded the motion and it was so voted to approve application 07-09 for Harold & Carol Shippee for a 38ft. dimensional lot line variance for a deck under Article IV, Section 13 of the Foster Zoning Ordinance. The following voted:

Carl Saccoccio, approve

William Gibb, approve

Scott Pollard, approve

Joseph Walsh, approve

Heidi Colwell, approve

The meeting adjourned at 7:50pm

Attest:

Heidi A. Colwell  
Acting Secretary