

**Town of Andover**  
**Zoning Board of Appeals**  
Public Hearing & Regular Meeting Minutes  
Wednesday, August 16<sup>th</sup>, 2023 – 7:00pm  
Location: Community Room, Town Hall, 17 School Road

Members Present: Bill Desrosiers, Fred Oliver, Jan Maschi, Bill Munroe, Kathleen Skorka  
Members Absent: Walter Weir, Ylo Anson  
Zoning Agent: Jim Hallisey  
Board Clerk: Marina Pandolfi  
Public Present: Don & Lisa Roser

**Public Hearing**

**1. Call to Order** – Bill Desrosiers called the meeting to order at 7:05pm

**2. APPLICATION OF DON ROSER, 241 LAKE ROAD.** Applicant is seeking relief from Section 11.2 of the Andover Zoning Regulations so as to 1) reduce the side yard setback from 25' to 4.2' and 2) increase the maximum lot coverage from 12% to 23% so as to allow for the construction of an accessory structure (craft/storage shed).

**3. PRESENTATION BY THE APPLICANT**

**QUESTIONS/COMMENTS BY COMMISSIONERS & STAFF**

**QUESTIONS/COMMENTS 9 (THROUGH THE CHAIRPERSON) BY THE PUBLIC**

**WRITTEN COMMENT PREVIOUSLY RECEIVED**

Applicant presented information on shed – shed has been built. Applicant has non-conforming lot, provided information on lot size – shed is 12x10.5' and under 200 square feet, made from lumber and sitting on cinder blocks. Lot is 50' wide. Commission discussed questions on slope, stone and braces underneath shed and doorway to shed. Agent Hallisey discussed mitigating storm water runoff (Section 7 of Andover Zoning Regulations). Applicant provided additional information on his application process, meeting with Building Inspector, building the shed, and any concerns from neighbors (no concerns presented)

**4. Close or Continue the Public Hearing** – Bill Desrosiers closed the Public Hearing at 7:34pm

**Regular Meeting**

**1. Call to Order** – Bill Desrosiers called the meeting to order at 7:34pm

**6. Election of Board Members** – Kathleen Skorka MOTIONED to change and re-appoint Fred Oliver from a full-time member to an alternate member. Jan Maschi SECONDED. MOTION CARRIED 4:0:0

**3. Additions/Deletions to the Agenda** – move agenda item #6 up in the meeting

**4. Public Speak** – none

**5. APPLICATION OF DON ROSER, 241 LAKE ROAD -** Applicant is seeking relief from Section 11.2 of the Andover Zoning Regulations so as to 1) reduce the side yard setback from 25' to 4.2' and 2) increase the maximum lot coverage from 12% to 23% so as to allow for the construction of an accessory structure (craft/storage shed).

Jan Maschi MOTIONED to approve the application with a condition that storm water mitigation take place in accordance with the Zoning Agent. Kaltheen Skorka SECONDED. Additional discussion on any conditions needed. MOTION CARRIED 5:0:0

#### **7. Adoption of Minutes & Miscellaneous**

Jan Maschi MOTIONED to approve the July 19<sup>th</sup>, 2023 Regular Meeting Minutes as presented. Bill Munroe SECONDED. MOTION CARRIED 4:0:1 with Fred Oliver abstaining

**8. Adjournment** – Fred Oliver MOTIONED to adjourn the meeting at 7:54pm. Jan Maschi SECONDED. MOTION CARRIED 5:0:0