

Town of Andover
Zoning Board of Appeals
Public Hearing & Regular Meeting Minutes
Wednesday, September 20th, 2023 – 7:00pm
Location: Community Room, Town Hall, 17 School Road

Members Present: Bill Desrosiers, Bill Munroe, Fred Oliver, Kathleen Skorka

Members Absent: Walter Weir, Ylo Anson

Zoning Agent: Jim Hallisey

Board Clerk: Marina Pandolfi

Public Present: Ron Mike, Benjamin Mike, Mark Raes

Public Hearing

1. **Call to Order** – Bill Desrosiers called the Public Hearing to order at 7:04pm
2. **Application of Benjamin Mike and Kyleen Welchman**
3. **Presentation by the Applicant**

Questions/Comments by Commissioners and Staff

Questions/Comments (through the Chairperson) by the Applicant

Written correspondence previously submitted

Presentation by the applicant – 3 season-porch on rear of house on concrete slab (21'x15'), plan to tear down, remove structure & concrete, pour fresh concrete (same size), will build on top to accommodate additional living space – no room on either side of house to expand. Will be a foundation poured with basement – reviewed site plan.

4. **Close/Continue Public Hearing** - Bill Desrosiers closed the Public Hearing at 7:17pm.

Regular Meeting

1. **Call to Order** - Bill Desrosiers called the meeting to order at 7:18pm.
2. **Roll Call/Seating of Alternates** – roll call performed; Fred Oliver sat as alternate.
3. **Additions/Changes to the Agenda** - none
4. **Public Speak (limited to items not slated for Public Hearing on the evening's agenda)** - none
5. **Application of Benjamin Mike and Kyleen Welchman**

Applicants are seeking relief from Sections 11.2 and 4.14 of the regulations so as to allow for the construction of a second-floor addition over an existing, non-conforming first floor level. More particular, the applicant is seeking a reduction in the side yard setback from 25' to 21'.

Kathleen Skorka MOTIONED to accept the application as submitted. Bill Munroe SECONDED.

Discussion with Zoning Agent on applicants need for variance. MOTION CARRIED 4:0:0

6. Adoption of Minutes and Miscellaneous

Bill Munroe MOTIONED to accept the previous meetings with the exception of August 2023's meeting minutes. Kathleen Skorka SECONDED. MOTION CARRIED 3:0:1 with Fred Oliver abstaining.

Discussion on where to access materials on website prior to monthly meetings, and available trainings to Board members.

7. Adjournment – Fred Oliver MOTIONED to adjourn the meeting at 7:40pm. Bill Munroe SECONDED. MOTION CARRIED 4:0:0