

TOWN OF ANDOVER  
**ZONING BOARD OF APPEALS**  
WEDNESDAY, FEBURARY 16, 2022 - 7:00 P.M.  
LOCATION: TOWN HALL COMMUNITY ROOM

**PUBLIC HEARING MINUTES**

**Members Present:** William Desrosiers – Chair, Kathleen Skorka – Vice Chair, Walter Weir, and William Munroe

**Member Absent:** Ylo Anson and David Gostanian (alternate)

**Others Present:** Zoning Agent – Jim Hallisey and Board Clerk – Abbie Winter

- 1) CALL TO ORDER: Chair W. Desrosiers called the public hearing to order at 7:10 p.m.
- 2) ROLL CALL
- 3) APPLICATION #ZBA 22-01

Reconvene application of Shashank Kamat, 12 Brown Drive. Applicant seeking relief from Section 11.2 of the Andover in order to construct a garden shed in accordance with the plan provided (on file at the Andover Building & Land-Use Office. More particularly, the applicant is seeking a reduction in the front yard setback from 50' to 38' and the side yard setback from 25' to 8'.

J.Hallisey noted that the applicant posted the public hearing sign the previous month and it blew away, so it was not posted for the full 10 days prior to the public meeting. Therefore the Committee continued the application's public hearing during this month's meeting.

- 4) PUBLIC COMMENTS: None.
- 5) CLOSE/EXTEND PUBLIC HEARING

Chair W. Desrosiers closed the public hearing at 7:13 p.m.

- 6) ADJOURNMENT

**REGULAR MEETING MINUTES**

**Members Present:** William Desrosiers – Chair, Kathleen Skorka – Vice Chair, Walter Weir, and William Munroe

**Member Absent:** Ylo Anson and David Gostanian (alternate)

**Others Present:** Zoning Agent – Jim Hallisey and Board Clerk – Abbie Winter

- 1) CALL TO ORDER: Chair W. Desrosiers called the regular meeting to order at 7:13 p.m.
- 2) ROLL CALL/SEATING OF ALTERNATES: No alternates were seated.
- 3) ADDITIONS/CHANGES TO THE AGENDA: None.
- 4) PUBLIC PARTICIPATION: None.
- 5) NEW BUSINESS

- a. ACTION ITEM – APPLICATION

Reconvene application of Shashank Kamat, 12 Brown Drive. Applicant seeking relief from Section 11.2 of the Andover in order to construct a garden shed in accordance with the plan provided (on file at the Andover Building & Land-Use Office. More particularly, the applicant is seeking a reduction in the front yard setback from 50' to 38' and the side yard setback from 25' to 8'.

W.Munroe mentioned the site map shows there really is no location for the shed, granted the well, septic system, and required setbacks.

J.Hallisey addressed section 14.1 in the regulations regarding non-farm buildings, and confirmed there are no required setbacks for septic tanks and wells.

S.Kamat confirmed he cannot place the shed in the rear yard due to the septic system, well, and slope.

J.Hallisey stated the plan is site specific. W.Desrosiers stated he believes there is not a unique hardship on this property to authorize this variance, because there is a possible spot in the rear yard that S.Kamat can place the shed by cutting down trees or using fill to level the sloped area. J.Hallisey reviewed the definition of a non-conforming lot.

W.Munroe MOVED to approve the application as written. K.Skorka SECONDED. By roll call vote, MOTION FAILED 3:1:0 W.Desrosier opposed.

6) APPROVAL OF MINUTES – MEETING OF January 19th & February 2nd, 2022.

The minutes will be voted on next meeting.

7) COMMISSION DISCUSSION/MISCELLANEOUS

J.Hallisey stated future applications should provide information on the adjacent lots or assessor maps.

J.Hallisey stated that when board members are absent, the Commission should announce at the beginning of an application that the regulations state no variance or appeal will be granted by less than an affirmative vote of four (4) members or alternatives.

8) ADJOURNMENT

W.Weir MOVED to adjourn the meeting at 8:23 p.m. W.Munroe SECONDED. By roll call vote, MOTION CARRIED unanimously.

Respectfully submitted by Abbie Winter,

*Abbie Winter*

Please see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto.