

Milford Board of Adjustment Minutes
May 4, 2006
Case #17-06
Chance Properties Hollis, LLC

Present: L. Harten
 B. Levenson
 F. Seagroves
 K. Bauer

Secretary: Kathryn Parenti

Case #17-06: Chance Properties Hollis, LLC – Special Exception. The owner of a lot of record on West Street, Chance Properties Hollis, LLC, Map 19, Lot 19-2, in the Residential “A” district, is seeking a special exception from Article V, Section 5.025.A and Section 5.025.B to build a new single family home on Map 24, Lot 19-2 within the required setbacks: 13.9 ft from the property line on each side and 25.9 ft from the front property line.

Motion to Approve: _____

Seconded: _____

Signed: _____

Date: _____

L. Harten, chairman, read the notice of hearing into the record. He made note of the change to the Notice of Hearing, that 29.5 feet from the front property line should read 25.9 feet. He did not read the list of abutters since they were the same as Case #16-06 and the same abutters were present. (Loriann & Frank Demambro, 50 West St, Gayle & Michael St. Pierre, 38 West St., Rebecca & Wade Bercher, 44 West St.)

L. Harten asked the applicants to present their case. Scott Bonenfant, owner and Bob Shepard, Attorney for Chance Properties Hollis, LLC came forward.

B. Shepard stated that he had prepared the application for a special exception. The only difference between this case and Case #16-06 was that this lot, Map 24 Lot 19-2 is approximately 40 feet larger than Map 24, Lot 19-1. He said the first presentation would apply to this application.

L. Harten asked if any one had any additional questions.

K. Bauer stated that she wanted it noted in the record that her arguments from the first case applied to this case.

L. Harten asked if any abutters had any additional comments.

L. Harten then asked the applicant to sign the Waiver of Right to a Five Member Board. Rebecca Bercher, abutter asked if the pins would be set.

L. Harten asked if any markers were there yet.

S. Bonenfant replied there were grade stakes present and marks on the road. The pins would be set soon.

L. Harten then closed the public portion of the hearing. He said that all discussion was done in the previous case so they didn't have to go over them again.

L. Harten called for a vote.

1. Is the exception allowed by the Ordinance?

K. Bauer – yes F. Seagroves – yes B. Levenson – yes L. Harten – yes

2. Are the specific conditions present under which the exception may be granted?

F. Seagroves – yes B. Levenson – yes K. Bauer –no L. Harten – yes

L. Harten then asked for a motion.

B. Levenson made the motion to approve the request for special exception.

F. Seagroves seconded the motion.

The request for a special exception by Chance Properties Hollis, LLC was granted by a 3 to 1 vote.

L. Harten reminded the applicants that there was a 30-day appeal period in which a concerned citizen or abutter could appeal the decision.

S. Bonenfant and B. Shepard thanked the board.