**ZONING BOARD MEETING NOV 30, 2021**

The Zoning Board of Appeals held a public hearing on Nov 30, 2021, in the Police Station Conference room. In person was ZBA members Michelle Petraitis & Carole Ryback and clerk Kimberly Bent, via Zoom Karen Kiley and Tara Hayes and from the public Jamie Cook.

The meeting was called to order by Michelle Petraitis at 6:34pm for 7 Point Road public hearing. The cooks are asking to add a porch onto the garage that was approved last years special permit. The assessors map L2 has the property at 10,018.08 square feet not 13,787.06 square feet as the survey states. Michelle explained the board has to go by the assessor’s square footage, Jamie Cook agreed with her. Michelle did confirm with building inspector it is just the footprint that needs to be counted not square forage of living space. There was a lengthy discussion of the setbacks, percentage of use and it being a non-conforming lot. The Cooks have already discussed with Conservation Committee, and they approved of this on the understanding that all construction has to be when the water is low for the winter. The building inspector has no problem with the addition of small covered porch and no abutters were present.

Michelle Petraitis made a motion to grant Special Permit for land use up to 5% over the usage of 20% permitted and the 20-foot extension of setback in the front, all accordingly to our bylaws, Carol Ryback seconded, and all members unanimously voted to approve.

Jamie Cook said she would talk to the assessor’s office about the discrepancy in the square footage of the lot and let the board know the outcome.

Michelle Petraitis made motion to adjourn at 7:12pm, seconded by Karen Kiley and unanimously approved by all members.

The minutes are one page prepared by clerk Kimberly Bent