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February 28, 2005

**BOARD OF APPEALS
minutes**

7:00 P.M. at the Town Office

Members present: Chairman Matthew Schaefer, Peter Leavitt, Michael Higgins, and Mary Picavet. Lawrence Murch was absent.

Staff present: Code Officer Jack Cooper

Call to order: Chairman Schaefer called the meeting to order at 7:14 pm.

Consideration of minutes dated October 25th, 2004:

Motion: The minutes were approved as submitted. **Vote 4/0.**

Public Hearing:

**Map 46, Lot 8 VR2 district
Carver Enterprises, Inc./ Michelle Carver (applicant)
Christ Chapel, Inc. (owner)
71 Main Street
Requesting conditional use for 7 professional office spaces in VR2 district**

The applicant Michelle Carver spoke about her request. The VR2 zone does not specify professional offices as a permitted use. They would like to have this as a permitted use at 71 Main Street location. The building has been used as a church and in order to utilize the building with existing offices, professional usage should be permitted. Christ Chapel has moved its location to Northern Pines off Route 85.

There are seven existing offices in the building besides the sanctuary area. The building will not be a church, however, it will offer better curb appeal and the usage will be welcoming to the community. VR1 allows the usage requested, only 500' down the road. The request is to be able to lease the seven offices that are located along two sides of this building to An Accounting Firm, Law Firm, Physicians office, Tutor, etc. The intent is to further enrich the community with the services available to the local residents in this location.

The applicant owns the building at 51 Main Street where a real estate office exists and Doctor Painter is next door to that. These offices are only 500' down from the church, but they are in the VR1 zone. The board can be assured that this building will be remodeled in good taste when the time comes and it will further improve the Main Street area.

Comments from the board:

Peter Leavitt went through the conditional use list comparing the VR1 vs., the VR2 zone. Parking was also discussed and the consensus from the board was that adequate parking existed. They also agreed that A.D.A. access was okay as well.

MOTION: moved by Matt Schaeffer and seconded by Peter Leavitt that the board find the application satisfies the 10 elements of conditional use. Vote 4/0.

MOTION: moved by Michael Higgins, and seconded by Peter Leavitt that the board approve conditional use as professional office space as requested by applicant for Map 46, Lot 8 VR2 district. Vote 4/0.

Other Business:

Selection of candidate to fill board vacancy

MOTION: Moved by Peter Leavitt, and seconded by Michael Higgins to recommend both Allen J. Tait and Elden Lingwood to the Board of Selectmen for the present vacancy on the board.

Meeting adjourned at 7:43

Karen Strout
Recording Secretary
(Taken from tape and CEO Jack Cooper's notes)