



Haverhill

Board of Appeals
4 Summer Street – Room #201
Haverhill, MA 01830
Phone: 978-374-2330 Fax: 978-374-2315
jdewey@cityofhaverhill.com

The regular meeting of the Haverhill Board of Appeals was held on Wednesday evening, June 18, 2025 at 7:00 P.M.

Those Present:

Chairman George Moriarty
Member Louise Bevilacqua
Member Ted Vathally
Member Michael Soraghan
Assoc Member Magdiel Matias
Assoc Member Gary Ortiz

Also, Present: Melanie Solan, Board Secretary
Tom Bridgewater, Building Commissioner

Chairman called the meeting in to order on June 18, 2025

Lisa E. DeMeo for 15 Lakewood Terrace (Map 445, Block 4, Lot 23)

Applicant seeks variances for side setback (2.2 ft where 15 ft is required) and front setback (18.4 ft where 25 ft is required) to construct an attached carport onto western side of the single-family dwelling in a RM zone. (BOA-25-12)

Lisa DeMeo: I am interested in installing a carport off the side of my house, on the righthand side we have a single stall garage, and there is some land there to put a carport, but that will bring us into the setback, so I know I needed to come here before you and get permission for that. I have spoken to the neighbor directly next door, who is in favor of this, he is a carpenter and he actually offered to do the building of it, so he really doesn't have a problem of it, and the neighbor across the street who would be looking at it, and he had no problem with it either, I think I submitted a letter from one or both of them. There is a slight grade in the road, it goes downhill, so with he house being flat and level, the downhill side has a little bit of grade to it, and it gets quit steep in the winter time, and I have fallen a couple of times trying to get down to my daughters car, it gets difficult to get up with the grade on the driveway in the winter, so we are looking to get this. Thats it. So there is asphalt there on the right-hand side, enough to park to cars, but the asphalt does not go up next to the house, we will do that if this project gets approved. I have already talked to a gutter company, so I am going to redo the gutters on the entire house, so stormwater will be taken care of and will not go to the neighbor. We will probably put in some pits, so there will be percolated back into the ground, and there will be no more runoff like there is today.

Chairman Moriarty: Questions from the board?

Member Vathally: I was up to the property and no walls correct?

Lisa: No walls, just pillars. I haven't got a design yet, so I don't know if it will be 3 pillars, I will work that out with the builder that I hire, once, if I get a permit. One other thing I want to mention, for transparency's, Mrs. Bevilacqua and I are on the board together, we are both on the water abatement board here, so I just wanted to mention it and make that clear.

Member Bevilacqua: Ms. DeMeo hasn't spoken to me about it.



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Lisa: Yup, no communication

Member Bevilaqua: Actually I think the car port is very much in keeping, I like things keeping in with a period and keeping with a period. I think the carport would go with midcentury architectural.

Lisa: Most of the homes in the neighborhood have accommodation for two cars, I do not, but that is what we would like to do is put in a carport.

Chairman Moriarty: Other comments or questions from the board? Just to be totally clear on it Louise, I am going to have others vote on it ok. Entertain a motion.

Member Vathally: I make a motion to accept the application for 15 Lakewood Terrace
Member Soraghan: Second

Member Ted Vathally: Yes, it meets the criteria for 255-10.2.2(2)

Member Michael Soraghan: Yes, I feel this application meets the zoning criteria for variance section 255-10.2.2(2)

Assoc Member Magdiel Matias: Yes, it meets the criteria for 255-10.2.2(2)

Assoc Member Gary Ortiz: Yes, it meets the criteria for variance 255-10.2.2(2)

Chairman: Yes, it meets the criteria for 255-10.2.2(2)

GRANTED 5-0

William Hunt for 53 Old Amesbury Line Road (Map 430, Block 11, Lot 9)

Applicant seeks the following dimensional variances to create a new building lot (Lot 9A) for the construction of a new single-family dwelling located in the RM & RS zones. Requested relief for new Lot 9A sought for lot frontage (86.2 ft where 150 ft is required) and lot width (86.2 ft where 112.5 ft is required). Proposed new Lot 9 shall be comprised of RM land and shall include the existing single-family dwelling. (BOA-25-13)

William Hunt (53 Old Amesbury Line Road): I am here with my wife Kara. Mr. Chairman, board, thank you for hearing our request tonight, I will try and keep this precise as I know you already have our summary, you can ask me any questions that come up as we go. We own the home and have lived here a little over two years now, during that time we have formed many wonderful relationships with some of our neighbors, and we were able to make several considerable improvements to the property. I have lived in the area my entire life, and my wife has been living here for the past eight years. It is a beautiful place to live and we would love to continue to live and raise our kids here. We are seeking to split lot 9 on the map 430 block 11 into two as shown on our plan. The current property is located in the RM zone, and is roughly 6 times the required zone, and roughly 2 to 3 times larger than the majority of our abutters. The new proposed lot 9A would be 97,000 sf where only 20,000 is required, and front yard setback of over 240 feet where 25 feet is required. In order to split our lot, we are seeking a variance for the new lot 9A, shown on our plan, we seek relief for lot frontage and lot width, we have proposed 86.2 ft of frontage where 150 ft is required and lot width of 86.2 ft where 112.5 ft is required, our existing single-family home will stay on lot 9, and shall be comprised of our own land and there will be no new variances



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needed. This reconfigured lot will have the required square footage 160 sf of frontage where 150 feet is required, we have gone over the required footage in this case because of the existing driveway, and where the existing septic is, it is impossible to move our driveway to the other side of the house. Rather than propose a new roadway, we increased the road frontage above and beyond our prior existing lot. The hardship of the current property is the irregular shape and where in the neighborhood, when looking at the neighborhood it is almost twice as wide and much deeper than most of the surrounding, the difference between the front of the lot and the rear of the lot is also a significant difference at 53 feet wider at the rear of the property than the front, if this lot were flipped we would of already had the required road frontage, so we are seeking a lot size shape hardship relief. Not being able to use this property for one additional single-family home, would cause undue hardship trust as we would have to move from the area to grow our family in a way that works for us. Granting this variance will allow us to stay in the area in a neighborhood that we love, it would also add an overall (I couldn't hear clearly the word he used) to the land and neighborhood, as 12 of our neighbors at 7 different abutting properties have signed in support. We believe this request proposes no undo hardships to the community as the new lot we are proposing will meet or exceed the remaining zoning requirements. Both lots would have adequate access to utilities, and it does not appear to be any environmental impacts that have been brought to our attentions during the preliminary plan review with he city. At primary project review, conservation commission walked the property and had no concerns, and doing this variance request they have also said that they have no objections to the granting of this variance. We know there is some concern from our abutters concerning possible underground springs on their property, and we believe this is a valid concern, but this concern could be handled during the septic tank design and review by qualified engineers as well as the relevant city officials before approving any new construction. We understand that this variance is the first step and that there are many possible hiccups that may occur, but we also know that there are resolutions and ways the engineer and design around any problems that may or may not come up. We don't believe that the possibility that an underground spring in our neighbors yard should stop us from proceeding into the next steps and to building the new home on our property as it has ample space. Lastly, we reviewed the oppositions signatures letter, and have begun discussing with those neighbors what their concerns or questions are in regards to this proposed variance request, we unfortunately did not manage to discuss with everyone on the list as it was only posted this past Friday, but the first 2 homes we went to speak with, one being an abutter, they both acknowledged they don't know much about the plan and were willing to sign our letter saying they would like to be a neutral party in this decision. Other remaining opposition, only two are abutters, but we have only had a chance to speak to one of them who is here tonight. We respectfully request a variance relative to the frontage and lot width requirements; we appreciate your time and consideration on this matter.

Chairman Moriarty: Thank you. Questions from the board?

Member Vathally: Can you go back for me, I want to hear your hardship again, because usually in all variances request frontage and setbacks and this and that, it is always a self-imposed hardship, so what are you proposing, you kind of ran through it quick, I don't quite understand, what is your hardship in this case.

William Hunt: Awe are saying the hardship is the irregular shape and the size and topography.

Member Vathally: So where do you mean irregular shape and topography, because I went up to your property, I didn't go on your property, but I was on the road, So if, Commissioner that is the plan right? I just want to show where your house is proposed, is up in the top corner, correct?



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Tom Bridgewater (Building Commissioner): Correct

Member Vathally: And you are asking for frontage, down where the driveway is going to be

William Hunt; Correct

Member Vathally: So, you are making the existing property conforming, you did something with the split commissioner? to make the existing property conforming, because now it is conforming with your plan.

Tom Bridgewater (Building Commissioner): There is one property with a single-family house on it, he is subdividing the lot and making the existing house a conforming lot, he is going for a variance for frontage and lot width on the new lot.

Member Vathally: My questions to you, when you have all that empty space in the middle of that property, why not put the house down there, is there a reason that you want to tuck it in the back corner?

William Hunt: We were just

Carol Hunt (53 Old Amesbury Line Road): So the reason that we want the house at the top corner of the property, is one it would be at the top of the hill so it will be far away from the road, our house currently right now is pretty close to the road and we would like to be further back. We also want to make sure we give everybody privacy around us, so that means whoever ends up at our current house, so that means our neighbors, we just want them to have as much privacy as possible.

Member Vathally: And where is the septic and water table, where is the septic that is there right now? Is it in the big part of the lot?

William Hunt: Yes, so if you are looking at the home, the current septic is to the left side, and we are proposing the new driveway on the right side going up the hill.

Member Vathally: Ok. And I know with zoning there is obviously questions, and down the road it is going to go through developmental review and the fire department will look at it, and the driveway you are proposing is huge, but is the shape of the topography an issue with your hardship for your proposed lot? The topography of the lot, that

Chairman Moriarty: What is it about the topography that is the hardship?

William Hunt: Just the hill, I am not sure how to answer this questions

Chairman Moriarty: The spot you are putting the house on, is it relatively flat?

Willima Hunt: Yes, so where the new house will be is flat and then there is a hill in the front

Chairman: Going down to the road



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William Hunt: Yes, so if it were at the bottom of the property we would be asking for a lot more variances.

Member Vathally: And again developmental review will get involved with this, with drainage, water, and things like that. I just wanted to kind of get the lay of the land

Tom Bridgewater (Building Commissioner): You are right, if approved, developmental review will talk about the drainage and all that, but if you look up here (he's showing the property on the TV), each one of these lines is a 2-foot thing, the dark lines are 10 feet topography, so I think where the house is going is up here, it is a little more flatter than it is down here, it would meet the 15% grade where they are going to put the house.

Member Vathally: Thank you

William Hunt: If I could also add to this, in case you guys would like to look at it, I pulled all of the data provided by the US Geological survey water resources, it highlights any aquifers zones A & B Conservation and title 5 buffers, ground water discharges, hand graded rivers, a DEP FEMA flood hazard flairs, as well as the soil conditions in this area. Thank you.

Chairman: Any other questions from the board?

Member Bevilaqua: Can you just explain to me, when you said already had a plan to build an ADU, but wouldn't you just put an extension, you didn't mean an actual ADU, a separate dwelling, but an ADU that was an attached accessory unit to expand that house, right?

William Hunt: For the current house?

Member Bevilaqua: Yes

William Hunt: For the current one, so we would probably have to end up going with an ADU, just because of the way the old house is laid out that would make the most sense

Member Bevilaqua: From the look of the house (I couldn't hear the next sentence, she wasn't speaking into the mic)

William Hunt: Yea, so maybe an addition instead

Member Bevilaqua: I think an addition, because you would be adding it on for your family, not another person

William Hunt: I see what you are saying

Member Bevilaqua: I mean it is a small house, right and in tacked

Chairman Moriarty: Other questions from the board? Ok, we have people speaking in opposition?



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Michael Guertin (17 Old Amesbury Line Rd): I am a lifelong resident of Haverhill. I have lived at 17 Old Amesbury for 20 years. I appreciate the spirit of improving land and improving equity there with their investment, but the improvement and the investment shouldn't come at a cost to the residents in the area. I am not a direct abutter, I am just a hand foot in that large parcel to the left is Tyler Kimbal, and then the one after that is Matt Sheen, and mine is right in between those two, so I am not a direct abutter, Tyler Kimball is a direct abutter on two sides of that property, it is all Kimballs property to the rear of that property. As I understand he has abstained, because he is not a direct abutter, his residence is about a quarter of a mile, but this project doesn't impact me in that part of the value of living in the village, especially this side of the street in Rocks Village, is the view outside my back porch, the back side of my house, by that deck, as well as Barbara and Victor Guertin, the Winters on the other side of this project, Wesley Desantos and the Stippys, is raw uninterrupted wilderness that's out there and the rolling beautiful farm land and this negatively impacts and I am going to be looking at a structure up that hill, and there is going to be four seasons, including the winter, the additional light pollution, there is going to be residential lighting, spot lights, flood lights and what appears to be a 300 foot driveway up that hillside and and if Willam packs the way that I live, certainly where my parents live, and that they live in their back yard for 3 seasons of the year, it negatively impacts property value. The variance itself, as I understand it, they have 63.8 feet out of 150 feet, which is roughly 57 feet of the required frontage and we are looking for 43% of that frontage in a form of a variance, that is not insignificant. In the village the properties are measured in links and rods, that is the units of measures links and rods, if we were measuring that property, as a result of these measures, I think that, that would be acceptable, but we are talking about 43% of frontage in variance and that is not significant, it is not in the spirit of the original design of the village, it is also not what residents of the village want. Barbara and Victor have been up and down the street, and we have signatures from others in addition to every resident on that side or the Old Amesbury Line Road who are in opposition, with the exception of Tyler Kimbal, who is a direct abutter, but as I said before his residents is around the corner. For these reasons I oppose this project.

Chairman Moriarty: Thank you. Anyone else want to speak

Barbara Guertin (554 Old Amesbury Line Rd): I have lived here for 31 years, and next door to the Hunts who have lived there for About 2 years. I also lived in the antique home that they live in, back in the 60's with my parents and my 5 siblings. I was surprised to see a young couple like the Hunt's buying it the home at 53, where my family was raised, we had five children raised in this home. I do not understand their argument that the antique house can not support a growing family, as I am evidence of that, that can be done. Awe have no problem with he Hunt's putting on an addition, but we are against any new house on the property behind the antique home looking over our property. My concern with the Hunt's project, is that it can compromise character and integrity of our neighborhood, which has always been defined by its open spaces, in absence of homes in peoples back yards. It feels like this project prioritize short term financial gain of long terms wellbeing in charm of our neighborhood community.

Chairman Moriarty: Thank you

Victor Guertin (554 Old Amesbury Line Rd): I am a lifetime resident of Haverhill, and we have lived in our residence for 31 years. I am here to oppose the variance requested at 53 Old Amesbury Line Road, this project will negatively impact the way I live as well as the value of my property. We have spent a significant portion of our lives in our back yard, on our porch or on our patio. This new nonconforming home at the top of the hill, will negatively impact our privacy and the way



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we use the home we have lived in so long. This is a rural area in the city, that is also a working class neighborhood. I spent my lifetime working, building, and improving my home as part of my retirement plan, and part of my legacy, part of the value of my property is tied to the peace and especially the privacy that we enjoy. To propose a nonconforming residence will have a negative impact on my investment. If the Hunts wish to build, build up and add on to the current structure at 53 Amesbury Line Road and so be it. Rocks Village neighborhood, does not need a project like this, where one home is built behind another, zoning like that may be appropriate for cities like Lynn and Melrose, but this is not a precedent that we want to set in our still rural section of Haverhill. For those reasons I oppose the issuing of a variance to Mr. Hunt to build a nonconforming structure at 53 Old Amesbury Line Road

Chairman; Thank you. Anyone else wish to speak?

Lori Winter (71 Old Amesbury Line Road): I have hearing aids by the way, you guys should have your microphones closer to you, it has been hard to hear what you are saying, but you are not going to have a hard time hearing me. I have only lived there for 10 years on the other side of Victor and Barbara. I have never seen these people before in my life. So Victor Barbara and I, we spend a lot of time in our backyards, and so when I go out to see the snow, you can latterly see up to quite a few lots, and so my fear is if you build that house there, I am going to be looking at that. They say they want to have kids, it is fine, I don't have a problem with kids, but you have going to have screeching or whatever, with that maybe a pool is going to be added later and all that, plus the lights, we have a lot of wildlife that cuts constantly through there, they are not going to be able to cut through anymore. I don't know what they plan on for trees, if they are going to put more trees or less trees, but like Victor said, when it comes fall you gotta be able to see right through it. He is going to lose all his privacy, while they are building the dirt is going to fly, he is going to have filter problems. I have lived next to construction before, I lived in Salem MA, everybody is on top of each other, it is gross, we don't want it, that is why we bought and live here. So, I hope you will refuse the variance. If they want to add an addition, we don't have a problem with an addition, at your age, in your ability, I don't understand why someone would buy a 100 plus year-old house, know you are going to have kids, it just doesn't make sense. I don't think they ever seen my face before, so I just wanted to make sure they could see it. So, if you want to do an addition, I am cool with that, but like you are saying, the bi long driveway, the construction, when it rains. The people across the street might have said yes, but when that mud comes down, cause believe me it is coming down. The think with the spring that I am nervous about, is my side yard floods and usually after most rains, it drains in itself in a few minutes to a couple of hours, lately it hasn't been draining much at all, it was swampy all year, so I don't know if you already started constable stuff up there or not, but that is my concern, if they start moving the earth and I start getting more water, and then my basement floods, then what am I going to do, then it is costing me money, so that is my concern. Thank you for your time.

Chairman: Thank you. Anyone else want to speak in opposition or anyone who wants to speak in favor?

Donna Therriault (42 Old Amesbury Line): I live directly across the street from the proposed variance. I would like to offer a statement of support for the family of William Hunt to build a new home across the street from our house at the top of the hill. Due to the topographic challenges, we were aware that a variance would be required at the bottom, but if it were the other way around there is plenty of room at the top the way the hill is, it would make it impossible to do, so I understand that. The second house is proposed in a way that respects the sites limitations and it minimizes the destruction of the site. This proposal will provide an affordable option to this young couple, the design would blend in with the existing architecture and neighborhood character, because we do have some new homes in our neighborhood, huge homes that



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have just gone up around the corner from us, there are different houses, there is the one very old house that the Hunt's living in now, but some of the others are capes, there are splits, there are other types of houses, it is not like it is a historical area at the top of the hill with all antique houses, that is the only one. So the house I've seen that they had planned to do, I feel that it would not impact the public health or safety, and again the Hunt's are aware of everything that would be engineered, so that it would conform the way that it needed to. I think that it might potentially increase the value of neighboring properties, because it would be a nice new house, that is fitting in, in the neighborhood and I think it might actually increase the value of our properties, it would help bring new character to afford to raise a family in our neighborhood. I know that I am a direct abutter across the street, but we have made quite a good friendship between us, we have a wonderful dog, that they actually helped with the dog at our house one time, they have done so much with the landscaping of the property, making gardens, they plan more gardens, we have exchanged Delia bulbs and I mean they are just beyond their years, and they are responsible and I just enjoy them so much, they are a breath of fresh air in this neighborhood, they are a breath of fresh air and I welcome them, I really want them to live in the area. William is also a volunteer firefighter, which I think is also another asset to all of us in our neighborhood, and I welcome them, I hope they can stay. Thank you.

Chairman: Thank you very much. Anyone else who wants to speak?

****Not sure who the man was that was speaking**** (he didn't provide his name, and I was not at the meeting to know what he looked like): I keep hearing the point that if the lot were flipped, that it would be enough frontage, but it is not flipped, and its current configuration there is not enough frontage, which is why we are here for a variance.

Chairman: Mr. Hunt, would you like to address some of the points that were just brought up?

Member Soraghan: The way I see this proposal, and Tom and Matt if you want to chime in, if they came before the planning board with a subdivision, they could come to the planning board with a small subdivision, put in a subdivision road with a cul-de-sac, accepted by the city, the gain of the minimal amount of frontage that they need for two lots, and it would be a (couldn't hear word he used) half dozen to another, but it could be done. You understand what I am saying now? If they went 50 feet of public road up there, put a cul-de-sac up in there, they would have more than enough frontage for the proposed house and the existing house and plus possibly a third house. This proposal keeps the city out of it, there is no maintenance, it is a private driveway, I think it is in the best interest of the city to see this go forward, rather than having Mr. Hunt go to the planning board. We have a similar situation down on Salem Street, down near the Rosemount line, the gentleman put one house in, one driveway, the neighbors opposed it, but the city was kept out of it.

Tom Bridgewater (Building commissioner): It depends on how many. What is the total acreage?

William Hunt: 2.6

Tom Bridgewater (Building commissioner): So a flex development would be 3, a minimum of 3 acres. I don't know, if you put a road in right here could you get 3 lots out of, I don't know with the topo, all that is going to come into play, I couldn't tell, without really digging into it.



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William Hunt: What we are talking about here is the variance. We are just talking about a variance, I am not sure why a counselor is advocating for putting in

Member Soraghan: I am just saying one of the options, he has a few options

William Hunt: Why is it the position of the city

Chairman Moriarty: Awe are not going to go back and forth here

Willima Hunt: Understood

Chairman: I am giving you the opportunity to address some of the points that were brought up, both in opposition and in support.

William Hunt: So I guess, real quick, our engineer had also brought up the option to put in a road. Awe are friends with Donna, she told us a long time ago that someone else tried to do something similar, we are not interested in doing that. We want to make this our forever home, like we said. We are not trying to just come in here and make a bunch money and then just leave, so that is kind of why we are not going that route, I would rather just put in one home for ourselves. So a couple things in response of the opposition. So last Friday the opposition letter got signed, so we started going around to some neighbors, I went to some this morning, and two of them being our abutter, one being on the other side of us, both after going to talk to them said they have no real problem with this, but that they had just been approached by some opposition so they were willing to sign on as opposition, but I have uploaded something saying that they would like to stay mutual in part for this decision. Some of the privacy concerns, the area currently is very heavily wooded, the new lot will be broken up roughly equal to the frontage of two of the abutters who are in opposition. I know we bought this home and although they are saying we can do some additions, we have had Mass Save come out and look at blowing installation to try to make heating more easy in the winter and they have not been successful in that, there is just a lot that needs to be done in this home in order to make it what we want, to stay in it forever. So we bought a starter home, it was a start and it was not necessary something that we had to stay in forever and that is part of why we are looking to take this lot and put a house out back. That is all I have to say.

Member Bevilaqua: Do you think as there are lots of styles of homes, what style are you planning?

William Hunt: So we are kind of leaning towards a colonial, but we haven't gone down that path super far yet, because it is a lot of cost.

Chairman: Any other comments or questions from the board? Entertain a motion.

Member Vathally: I make a motion to accept the application for 53 Old Amesbury Line Road

Member Soraghan: Second

Member Ted Vathally: Yes, it meets the criteria for 255-10.2.2(2)

Member Michael Soraghan: Yes, I feel this application meets the zoning criteria for variance section 255-10.2.2(2)



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Member Bevilaqua: Yes, it meets the criteria for 255-10.2.2(2), and this family represents the future of this city, and we welcome young people to come here, and to love Haverhill and to want to raise a family here. That's a great thing.
Assoc Member Gary Ortiz: Yes, it meets the criteria for variance 255-10.2.2(2) and I think it is going to be a great value for the area.
Chairman: Yes, it meets the criteria for 255-10.2.2(2) and noting the comments made about the size, topography and shape, which have created some hardship.

GRANTED 5-0

The board voted to approve the meeting minutes from the May 2025 meeting (all members approved)