**Appeals Board Meeting**

 **May 24, 2023 3pm**

**David and Doris Hastings Community Center**

**Present: Chris Devries, Toby Veno, Kristine Gould, David Murch**

Devries**:** Calls meeting to order, declares a quorum and introduces David Murch as new board member. Devries makes a motion to approve minutes. Veno seconds. 4 to 0 passes

Ryan Wallace**:** ( Applicant ) Gives an overview of the property and plan to build a three family dwelling on Ice House Rd. He explains the survey concluded approx. 36,000, sq. ft. in a zoned 40,000 sq, ft. requirement for a one family dwelling. He spoke about the housing need in Fryeburg. The property is currently using town water, and septic plan will await project appeal decision before being submitted.

Devries**:** Debates the validity of needing a variance. Based on the specific language of Section 6.C which provides minimum lot size for “uses” as opposed to number of dwellings.

Veno**:** Asks about rental price to establish affordable housing.

Ryan Wallace**:** States a $2000.00 rental per unit. He explains the energy efficient measures he has planned for in the overall building construction.

Devries: Makes a motion of concerning the value section 6 of the land use ordinance.

Gould: Seconds motion

Two to Two tie on the vote. There was discussion on the vote and wording of the motion.

Murch**:** Debates the validity of section 6 ruling. Refers to the 50% rule.

Devries: Analyzes whether or not the project needs a variance. He makes a motion that there is no need for a variance for this application.

Murch**:** Seconds motion

Unanimous vote that application doesn’t need a variance.

Devries**:** Motion to Adjourn

Veno:Seconds motion. All in favor. Meeting adjourned. 3:25 pm