

Michael Fiorentino, property owner, was present to address any new comments or questions regarding the application.

Chairman Bader noted the Power Point presentation that Mr. Fiorentino had submitted. He verified that all board members present have had a chance to review it. He asked for additional comments or questions from the board.

Mr. Wilmer read a prepared statement. He has voted against this application at the previous two meetings. He admitted he has struggled with the question he deems most important on the test - whether the granting of the variance would produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties. However, after additional review, he believes that this application, in this specific neighborhood will not have a significant negative impact, as it relates to the primary residence requirement. This is due to the number of commercial properties that are located in close proximity to this home.

Mr. Wilmer stands by his belief that there is a difference between long term and short-term rentals, and whether the owner is present a majority of the time. But he will continue to judge each application on a case-by-case basis, on its own individual merits.

Chairman Bader asked if there were any additional comments or questions. Hearing none, he called for a motion.

Mr. Wilmer moved that the board Approve the application as submitted and presented for the following reasons:

- #1. The granting of the variance will not produce an undesirable change in the character of the neighborhood create a detriment to nearby properties.
- #2. The benefit sought by the applicant cannot be achieved by some other feasible means that would not require a variance.
- #3. The variance is not substantial.
- #4. The proposed variance will not have an adverse impact on the environmental conditions in the neighborhood.

Mr. Roberts seconded the motion, which *carried* with a roll call vote of (4-2):

Ryan Wilmer	Voting	YES
John Roberts	Voting	YES
Roger Brazill	Voting	NO
Julie Harris	Voting	YES
Susan Haller	Absent	
Carol Henshaw	Voting	NO
Joseph Bader	Voting	YES

ADJOURNMENT

Mr. Wilmer moved to adjourn the meeting at 7:07, seconded by Ms. Henshaw and carried by unanimous voice vote (6-0).