

January 20, 2005

Present: Edmund White, Chairman, Katharine Leab, Bradford Sedito, Randolph Snook, Polly Roberts

Alternates: Mark Averill

Guests: Edward Sasson, Mr. & Mrs. Oatley, Press

Chairman, Edmund White called the meeting to order at 7:30pm and read the legal notice for tonight's meeting.

PUBLIC HEARING

Mr. White seated regular members Katharine Leab, Bradford Sedito, Randolph Snook, Polly Roberts and himself.

ZBA-0421 ZBA-0421 Request of Edward & Linda Sasson, to petition for special exception for expansion of nonconforming dwelling at 4 June Road, property owned by Robert & Evelyn Ulmer. For the record receipts were received for all certified mail notices mailed out by the applicant and Mr. Sasson has authorization to appear on behalf of the land owners regarding this application. Mr. Sasson read his explanation of request for special exception. Mr. Sedito asked what the relationship is between Mr. Sasson and the Ulmers. Mr. Sasson explained that he owns a neighboring house and has an option to buy Mr. Ulmers property. Mr. Sasson presented pictures of the existing house, which is presently gutted. Mr. Sasson went on to read a brief history of his life on the lake which began in 1979 and his hopes to restore the Ulmer's cabin. He also presented a photograph of the Ulmers cabin and nearby properties along with a hand drawn perception of what the restored cabin will look like. At this point Mr. and Mrs. Oatley, who are also nearby neighbors were recognized from the audience and encouraged to come forward and look at the photos. Mr. Sasson explained that he wanted to raise and gable the roof. At present the upstairs consists of a sleeping loft. Mr. White asked about other houses located behind the existing cabin. Mr. Sasson explained that there are none directly behind the cabin; the closest homes are on the ridge off of Sandstrom Road. Mr. Sasson was questioned about increasing the bedrooms and getting health approval. Mr. Sasson stated that he was heading to the health department next, at present there are 2 bedrooms and the sleeping loft. With the changes it will have 3 bedrooms. The lot size is 1.06 acres. Mr. Sasson stated that he intends to keep the super structure and move the roof line back; there is a lot of dry rot that needs repair. Mr. Sasson also stated that it's important to him not to build a monster house, he wants to retain the "cabin" feel, it will be 1750 sq. ft. when completed. Mr. Sasson's opinion is that if you take into consideration the sleeping loft he is not adding a lot of square feet, approximately 300sq. ft. Mr. Sasson questioned the ZBA members about making changes to the plan he has submitted. He was thinking of adding a vestibule where there is now a patio and perhaps adding a second bath. The vestibule would help keep the cold from entering the cabin. Mr. White told Mr. Sasson that he had the option of withdrawing this application and resubmitting a new one. Mr. Sasson admitted that he was not familiar with the rules and regulations. Mr. White explained the history and Special Exception Application. Ms. Leab added that Mr. Sasson should think to the end of the project then resubmit; the ZBA commission approves a "snapshot". Mr. White explained the Commission doesn't want to see five Special Exceptions on one building. Mr. White went on to state that the commission would allow Mr. Sasson to return with out having to wait the six month period if he chose to withdraw and resubmit a new plan. Mr. Sasson informed members that he wants to withdraw his application.

Consideration of the December 16, 2004 minutes was postponed until the February meeting.

Other Business

Mr. White read a letter of withdraw from Najma Kadosh ZBA-0418.

Mr. White informed members that the Court found in favor of the Zoning Board of Appeals in the Winston/Hunter case. Mr. White added that the total cost to the town for this suit was over \$7000.00.

ZBA-0406, Wellings, 298 West Shore Road, the commission received a letter dated January 10, 2005 from Harold Wellings and Lynn Baldwin stating that they are gathering data to address the boards request.

Members were given updated Zoning Regulations. (Sections 11, 12 &21).

The January 20, 2004 meeting of the Zoning Board of Appeals adjourned at 8:21pm.

Submitted subject to approval,

Pamela L. Osborne, Secretary