

May 15, 2003

Members Present: Edmund White, Reese Owens, Polly Roberts

Alternates Present: Heman Averill, Georgia Middlebrook

Guests: David Wilson, Peter Talbot, Arthur Miller, Bill Risley, public

Edmund White, Chairman called the meeting to order at 7:30pm, noting that Ms. Leab and Mr. Sedito would be absent from tonight's meeting.

Mr. White read into record Bruce Skoog's letter of resignation.

The Chairman read the legal notice for tonight's public hearings and read a letter of withdraw for ZBA-0303 from Dean Sarjeant.

PUBLIC HEARING

Mr. White seated Reese Owens, Polly Roberts, himself and alternates Heman Averill and Georgia Middlebrook.

ZBA-0309 Request of Kirsten Feldman & Hugh Frater, 123 West Shore Road, for a variance from Zoning Regulation 17.4.a (nonconforming building renovation), to renovate existing boat house. David Wilson was present to represent this application. Mr. White read the applicant's letter of request into the record. Mr. Wilson brought several pictures of the existing boat house and explained the proposed renovations to the building which would cover and enclose the wooden deck and cantilever the building toward the lake to allow room for storage of a rowing skull. Mr. Wilson also submitted a letter from neighbor Robert Hackney stating that he has no objection to the application. Mr. White asked if the applicants had thought of installing a rack off of the end of the piers and using a canvas cover for the skull. Mr. Owens addressed the hardship issue of asking for a variance for a recreational skull. Mr. Averill stated that the increase in volume would be about 25%. Ms. Roberts questioned how the boat house would look from the road with the proposed renovations; the boat house is right on the road. Mr. Wilson stated that the project was originally bigger but was scaled down and the ends of the building will look the same. Mr. White asked about moving the piers, to accommodate the skull but keeping the building size the same. Mr. White asked for further questions and comments from the public.

MOTION: to close the Public Hearing Re: ZBA-0309 Request of Kirsten Feldman & Hugh Frater, 123 West Shore Road, for a variance from Zoning Regulation 17.4.a (nonconforming building renovation), to renovate existing boat house, was made by Mr. Owens, seconded by Ms. Roberts, by a 5-0 vote.

MEETING

Mr. Averill has concern with the 25% volume increase and feels there is no hardship in the "temporary use" for a rowing skull by the present owner. The addition will remain forever. Ms. Middlebrook doesn't feel the change will be that noticeable but does agree that there is no true hardship. Mr. Owens likes the look of the new building better but agrees with Mr. Averill in that this is a user related issue not a site related issue. Mr. Owens also feels that the objective could be achieved with out enlarging the building and that the enlarged building will reduce the view of the lake. Mr. White thinks the new look is great but that it can be done on the existing structure without the addition, it's a tight spot. Ms. Roberts agrees with other members.

MOTION: to deny ZBA-0309 Request of Kirsten Feldman & Hugh Frater, 123 West Shore Road,

for a variance from Zoning Regulation 17.4.a (nonconforming building renovation), to renovate existing boat house, by a 4-1 vote.

Mr. White, Mr. Owens, Ms. Roberts, Mr. Averill voted to deny.

Ms. Middlebrook voted to approve.

PUBLIC HEARING

Mr. White excused himself from this public hearing. Mr. Owens seated regular members Polly Roberts, himself and alternate Heman Averill and Georgia Middlebrook.

ZBA-0310 Request of Bill Risley, 72 Wykeham Road, for a variance from Zoning Regulations 11.6.1.c (side yard set back), 17.4 (increase nonconformity of a nonconforming building), 11.5.1.a (lot coverage), for additions to existing garage. Peter Talbot was present to represent this application and read the letter of request into record. At this time Mr. Talbot submitted a new letter of request and revised drawings. The revised plans took away the 8x2 addition and reduced the roof line by 3', which took away the loft. The applicants want to abide by the zoning regulations as much as possible and have eliminated additions to the footprint in hopes of reducing the lot coverage issue. A neighbor had concerns about the height of the addition so the applicant reduced the height by 3' and also reduced the number and size of windows. The existing garage was built with a variance. The house is a 3 story "barn" style with no storage or closets. With the proposed addition they will achieve one floor of storage. The access to the proposed storage area will be graded and filled in so as to walk into the upper story. The applicant wants to create a "little barn". At this point discussion turned to lot coverage and zoning permits that were granted, to prior owners, for an addition and pool without requiring a variance. Mr. Owens questioned the present legal status of the lot. Ms. Roberts stated that the new plans removed the issue of lot coverage. Mr. Owens is uncomfortable granting a variance on an illegal lot. Mr. Talbot took a moment to speak with the applicants. The applicants are willing to remove the pool to help with the lot coverage issue. Mr. Owens wants to learn more about the property. Mr. Talbot objected because he felt there is no longer a lot coverage issue. Arthur Miller, a neighbor, came forward; he stated that he had spoken to Mr. Talbot about his concern with the second story addition. With the revised plans presented Mr. Miller no longer has an objection. Mr. Averill asked about volume increase which Mr. Talbot stated that they doubled the size of the existing structure. Mr. Averill added that he doesn't like to leverage with property owners about hastily getting rid of a pool and feels that with the submission of the new plans it is not inappropriate to continue the hearing. Mr. Risley spoke on his own behalf that they were trying to turn this property into their home and change a cheap structure into a country barn at the same time give up the pool to lessen lot coverage.

MOTION: to continue the Public Hearing Re: ZBA-0310 Request of Bill Risley, 72 Wykeham Road, for a variance from Zoning Regulations 11.6.1.c (side yard set back), 17.4 (increase nonconformity of a nonconforming building), 11.5.1.a (lot coverage), for additions to existing garage, was made by Mr. Averill, seconded by Ms. Roberts, by a 4-0 vote.

MOTION: to accept the minutes of the April 17, 2003 was made by Mr. Averill, seconded Mr. White, by a 5-0 vote.

MOTION: to adjourn was made by Ms. Roberts, seconded by Mr. Averill, by a 5-0 vote at 9:35pm.

Submitted subject to approval,

Pamela L. Osborne, Secretary