

April 18, 2002

Members Present: Edmund White, Reese Owens, Bradford Sedito, Polly Roberts

Alternates Present: Georgia Middlebrook, Bruce Skoog

Guests: Franklin H. Nichols, Wayne Malenda, Peter Bowman

Mr White opened the meeting at 7:30pm.

PUBLIC HEARING

Mr. White seated regular members Reese Owens, Bradford Sedito, Polly Roberts, himself and alternate member Georgia Middlebrook.

ZBA-0207 Request of Jenine Michaud and Paul Steinmetz, 159 Woodbury Road, for a variance from Zoning Regulation 17.4.a (increase of nonconformity of non-conforming building), to construct dormers. Mr. Nichols came forward to explain the application, the roof will be pushed up on both sides of the peak to create the dormers. The ridge line will not be raised. Mr. Nichols provided members with pictures of the existing property. Mr. Owens added that this is not a lot coverage issue. Mr. Nichols agreed as the foot print of the house is not changing. Mr. White asked for questions or comments from the public.

MOTION: to close the Public Hearing Re: ZBA-0207 Request of Jenine Michaud and Paul Steinmetz, 159 Woodbury Road, for a variance from Zoning Regulation 17.4.a (increase of nonconformity of non-conforming building), to construct dormers, was made by Ms. Roberts, seconded by Mr. Owens, by a 5-0 vote.

MEETING

Ms. Middlebrook commented that this addition works well with the slight roof pitch. Mr. Sedito has no problem with this application because there is no increase in footprint or height. Ms. Roberts, Mr. Owens and Mr. White agree with both Ms. Middlebrook and Mr. Sedito. Mr. White reread the legal notice and called for a vote.

MOTION: to approve ZBA-0207 Request of Jenine Michaud and Paul Steinmetz, 159 Woodbury Road, for a variance from Zoning Regulation 17.4.a (increase of nonconformity of non-conforming building), to construct dormers, by a 5-0 vote.

PUBLIC HEARING

Mr. Owens excused himself from the Public Hearing and left the room.

Mr. White seated regular members Bradford Sedito, Polly Roberts, himself and alternates Georgia Middlebrook and Bruce Skoog.

ZBA-0208 Request of Alan and Judy Larrabure, 123 West Shore Road, for a variance from Zoning Regulation 11.5.1 (lot coverage) and 11.6.1 (side yard setback), to construct garage, addition and move driveway. Mr. White began the Public Hearing by advising Mr. Malenda that pursuing a Zoning Board of Appeals member outside the meeting was not the best thing to do, it put Mr. Owens in a difficult position. Mr. Malenda

apologized. Mr. Malenda began by stating that this was the third application for a variance submitted by the Larrabures. Mr. Malenda felt the problems with the prior applications for an addition were addressed by moving the addition to the back of the house above an existing structure. The addition doesn't add to the footprint of the existing house, the master bedroom and bathroom are the same as the first floor footprint. Mr. Malenda went on to explain that the Larrabures still want the garage which is now one story, the roof has been removed and is 14' wide. The distance from the garage addition to the property line is 16' 2 7/8". There is a preexisting easement, two residents have use of the driveway. Mr. White read letters from neighbors Robert H. Hackney, Jr. and Ronald K. and Dale Anne Palmgren dated August of 2001. Mr. White asked if members had a problem with the dates on which the letters were written, no one was concerned. Mr. White commented favorably on being able to put the extra living space within the footprint of the existing house. The front porch will remain as it is now. Adding the garage and moving the driveway increases lot coverage by 1%. Mr. White confirmed that there are no new porches, landings and that the facade remains the same on the street side of the house except for the garage. Mr. White asked about the location of the garage. Mr. Malenda answered that the garage needs to face as is because the space in the rear of the property needs to be used for reserve septic system. Mr. Malenda brought pictures of the existing house. Mr. White asked for questions or comments from the public.

MOTION: to close the Public Hearing Re: ZBA-0208 Request of Alan and Judy Larrabure, 123 West Shore Road, for a variance from Zoning Regulation 11.5.1 (lot coverage) and 11.6.1 (side yard setback), to construct garage, addition and move driveway, was made by Mr. Sedito, seconded by Ms. Roberts, by a 5-0 vote.

MEETING

Mr. Sedito felt that the revised plan was a significant decrease and practical given the sight. Mr. Sedito added that the neighbors were OK with this application and he had no problem with it. Mr. Skoog felt this plan was a tremendous improvement and much better looking. Ms. Middlebrook thought the applicant achieved what they wanted and the plan was esthetically attractive. Ms. Roberts appreciated what has been done to scale down the plan, the garage is a reasonable size and request. Ms. Roberts feels that the limited space is a hardship. Mr. White has a problem with the garage, feels it is a tight spot and also has trouble with hardship issue. Mr. White is OK with the house but concerned with the garage. Mr. White reread the legal notice and called for a vote.

MOTION: to approve ZBA-0208 Request of Alan and Judy Larrabure, 123 West Shore Road, for a variance from Zoning Regulation 11.5.1 (lot coverage) and 11.6.1 (side yard setback), to construct garage, addition and move driveway, by a 4-1 vote.

Mr. Sedito, Ms. Roberts, Ms. Middlebrook and Mr. Skoog voted to approve.

Mr. White voted to deny.

PUBLIC HEARING

Mr. White seated regular members Reese Owens, Bradford Sedito, Polly Roberts, himself and alternate member Bruce Skoog.

ZBA-0209 Request of Peter Bowman, 7 School Street, for a variance from Zoning

Regulation 11.6 (side yard setback), for modifications to existing garage. Mr. Bowman read his letter of request to ZBA members (see file). Mr. White read a letter from neighbor Stanley and Sandra Jennings.(see file) The Washington Primary School is a neighbor on two sides. This is Mr. Bowman's full time residence and he would like to remove and replace the roof on the garage. Ms. Roberts asked if the footprint of the building was changing? Mr. Bowman said there would be no change to the footprint of the building, Mr. Owens asked about veneer additions to the existing block building. Mr. Bowman stated that he is adding a 2" stone veneer to the existing block building. Mr. Owens inquired about the increase from 24' to 26' dimension upstairs. Mr. Bowman stated that the increase is in overhang, currently the overhang is 6" and he is making it 6" on the front and the back. Mr. Owens added that in increasing the overhang and veneer Mr. Bowman is technically increasing the footprint. Mr. Sedito was concerned with lot coverage, in quick figuring the lot coverage was 4025 square feet and allowable lot coverage was 4125 square feet. Mr. Owens and Mr. White questioned the increase of nonconformity of a nonconforming building. Members asked Mr. Bowman to submit lot coverage figures and felt they should get advise on clarifying the variances sought.

MOTION: to continue the Public Hearing Re: ZBA-0209 Request of Peter Bowman, 7 School Street, for a variance from Zoning Regulation 11.6 (side yard setback), for modifications to existing garage, was made by Mr. Owens, seconded by Ms. Roberts, by a 5-0 vote.

MOTION: to accept the minutes of March 21, 2002 meeting as submitted, was made by Ms. Roberts, seconded by Mr. Skoog, by a 5-0 vote.

Mr. White and Mr. Owens circulated a draft on the subject of regulations for generators and pool equipment (section 12.14) to be submitted to the Zoning Commission (see file). The draft separated pool filters from other items generators, air conditioners etc.. There was much discussion on these regulations and generators and pool filters in general. The point of the regulation is to be "good" to neighbors. Members felt this was a good draft and should be passed on to the Zoning Commission.

MOTION: to adjourn was made by Ms. Roberts, seconded by Mr. Sedito, by a 5-0 vote at 9:02pm.

Submitted subject to approval,

Pamela L. Osborne, Secretary