

December 19, 2013

Present: Polly Roberts, Todd Catlin, Peter Bowman, Rod Wyant

Alternates: Chip Wildman, Joan Kaplan, Todd Peterson

Absent: Kathy Leab

Staff: Mike Ajello, Shelley White

Ms. Roberts, Chair, called the meeting to order at 7:35 pm.

Continued

PUBLIC HEARING

Seated: Roberts, Catlin, Wyant, Bowman, Kaplan, Alt.

ZBA – 0956 – Request of Monteleone (Teh), 8 Kirby Road, for Variance, Zoning Regulation Section(s) 11.6.1(Setbacks), install 3 a/c compressors.

No one was present at this time to discuss this application.

The commissioners moved forward to Other Business.

OTHER BUSINESS

Consideration of the Minutes:

The Commission considered the Minutes of the October 17, 2013 regular Meeting of the Zoning Board of Appeals. Corrections: Pg 1, under Seated should read: Roberts, Catlin, Wyant, Bowman, Kaplan, Alt.

Motion:

to approve the Zoning Board of Appeals Regular Meeting Minutes of November 21, 2013 as amended,
by Ms. Roberts, seconded by Mr. Wyant, passed by 5-0 vote.

2014 Calendar of Meeting Dates:

The commissioners considered the 2014 Calendar of Meeting Dates for the Zoning Board of Appeals. The commissioners were in favor of meeting on the fourth Thursday, May 22, 2014 because the third Thursday is a scheduled Town Meeting. The 2014 calendar of meeting dates will be posted on the Town website.

Motion:

to approve the 2014 Calendar of Meeting Dates for the Zoning Board of Appeals with one adjustment,
by Ms. Roberts, seconded by Mr. Catlin, passed unanimously.

Miscellaneous:

Mr. Ajello, ZEO, stated that he researched whether or not the ZBA has the authority to vary the section in the zoning regulations that addresses the width of an access strip. He noted that there

was an application in 2010 in which the Commission sought advice of Town Counsel regarding the width of a right of way. Mr. Ajello read the letter addressed to Janet Hill, Land Use Administrator, from Attorney M. Zizka, dated May 11, 2010 (on file in the Land Use Office). In the letter Atty. Zizka advised that the "ZBA has the jurisdiction to consider a variance of any dimensional standard."

Public Hearing for ZBA – 0956:

7:50 p.m. At this time no one was present to discuss this application. It was noted that the Commission has 65 days after the "date of receipt" of the application to continue this public hearing and vote on it.

Motion:

to continue the Public Hearing for ZBA – 0956 – Request of Monteleone (Teh), 8 Kirby Road, for Variance, Zoning Regulation Section(s) 11.6.1(Setbacks), install 3 a/c compressors, by Ms. Roberts, seconded by Mr. Wyant, passed by 5-0 vote.

Adjournment:

Motion:

to adjourn at 7:50 pm, by Mr. Catlin, seconded by Mr. Wyant.

Ms. Roberts adjourned the meeting.

Submitted Subject to Approval,
Shelley White, Land Use Clerk