

July 19, 2007

Present: Bradford Sedito, Polly Roberts, Todd Catlin, Randolph Snook

Alternate: Roderick Wyant III

Guests: William Freer, Caroline Sorell, Vincent Forese, Marie Swanson, Anthony Fitzgerald

The meeting was called to order at 7:30pm by the Chairman Mr. Sedito.

PUBLIC HEARING

Mr. Sedito seated regular members Polly Roberts, Todd Catlin, Randolph Snook, himself and alternate Roderick Wyant.

ZBA-0712 Request of William Freer, 246 Woodbury Road, application for variance to Zoning Regulation 13.11.3h (accessory apartment detached shared driveway use) to build a detached accessory apartment. Mr. Freer was present to represent his application. He located his property on Route 47, the garage for the proposed detached accessory apartment already exists, and he submitted photos showing the garage and driveway. Mr. Freer went on to say that he uses the existing driveway on a daily basis to access the garage and is not changing the footprint of the existing garage. He stated that he already has health approval for a septic system. Mr. Sedito asked about certified mail notice and return cards. Secretary Pamela Osborne stated that certified mail notice was sent out on July 11, 2007, seven notices were sent, and four cards were returned. (Returned cards: Linley, Genovese, Forese, Sorell missing cards: Palomba, Stoughton, and Coenen) Mr. Catlin asked about hardship. Mr. Freer felt that the grade to connect the driveways was steep and maybe over 15%, he went on to locate the septic area as well as wetlands behind the house. Mr. Freer stated that the existing garage is 48 x 21. Mr. Sedito felt that connecting the two driveways would be difficult to do and doesn't make sense, but he is concerned about not receiving a return card from three of the property owners notified, one being the person who shares the driveway and has access to a lot past the garage. Caroline Sorell, a neighbor at 245 Woodbury Road came forward to address the members. Ms. Sorell stated that she lives across the street from Mr. Freer and has looked at the plans and application. She is concerned with the proposal and feels that Mr. Freer is not being sensitive to preserving the rural character of Washington and has created a visual intrusion with lighting. Ms. Sorell submitted a written statement for the record. Mr. Sedito explained to Ms. Sorell that if Mr. Freer were to follow the regulations he would have to add more driveway/paved surface to what already exists. Mr. Sedito went on to suggest that Ms. Sorell attend the Zoning Commission meeting for Mr. Freer's application for a detached accessory apartment. Vincent Forese and Marie Swanson came forward to check on what was proposed. Mr. Freer explained the application and location. Mr. Forese and Ms. Swanson had no objections. Members wanted to allow more time for return of certified mail notice.

Motion: to continue ZBA-0712 request of William Freer, 246 Woodbury Road, application for variance to Zoning Regulation 13.11.3h (accessory apartment detached shared driveway use) to build a detached accessory apartment was made by Mr. Snook seconded by Mr. Wyant, by a vote of 5-0.

PUBLIC HEARING

Mr. Sedito seated regular members Todd Catlin, Randolph Snook, himself and alternate Roderick Wyant. Ms. Roberts recused herself from this application, because she had business dealings with the applicant.

Mr. Sedito went on to explain to the applicant that with only four voting members seated the vote had to be unanimous to pass. The applicant chose to open the public hearing.

ZBA-0711 Request of John & Arlene Glantz, 7 Senff Road, petition for special exception for expansion of nonconforming dwelling, to build dormer and front door porch roof covering "Portico". Anthony Fitzgerald was present to represent this application. Mr. Sedito read two letters into the record, from Eugene A. Pinover and Stephen Brighenti, both in favor of the petition for special exception. It was confirmed that certified mail notice had been sent out on July 10, 2007 and all cards had returned. Members began by looking at a map submitted which was dated 1938. Mr. Catlin felt the exact location of the house was unclear on this map; it could be over the line on town property, the porch was not shown on the map. Mr. Snook agreed stating the need for exact dimensions and location of the front boundary line with the house as it exists today, an updated A-2 survey. Mr. Snook also asked for measurements and distances on the plans for the proposed additions.

Motion: to continue ZBA-0711 request of John & Arlene Glantz, 7 Senff Road, petition for special exception for expansion of nonconforming dwelling, to build dormer and front door porch roof covering "Portico" was made by Mr. Snook, seconded by Mr. Wyant, by a vote of 4-0.

Motion: to accept the minutes as submitted was made by Ms. Roberts, seconded by Mr. Catlin, by a unanimous vote.

Meeting adjourned at 8:20pm.

Submitted subject to approval,

Pamela L. Osborne, Secretary