

May 10, 2012

Present: Todd Catlin, Rod Wyant, Kathy Leab

Alternates: Todd Peterson, Joan Kaplan

Absent: Polly Roberts, Peter Bowman, Chip Wildman, Alt.

Staff: Shelley White

Also Present: Mr. Washington

Mr. Catlin, Vice Chairman, called the meeting to order at 7:31.

PUBLIC HEARING

Seated: Todd Catlin, Rod Wyant, Kathy Leab, Todd Peterson, Alt., Joan Kaplan, Alt.

ZBA-0919 – Request of Washington, C & L Restorations (Micheletto-Kleine), 110 Calhoun Street, for a Special Exception, Zoning Regulation(s) 17.5 (Increasing Non Conformity), for two firewood storage boxes.

Mr. Catlin read the legal notice published in Voices on Sunday April 29 and May 6, 2012. Mr. Washington stated that the property owner had asked for firewood storage boxes to be constructed while the barn/house was being reconstructed. He stated that Mr. Ajello, ZEO, noticed the firewood storage boxes during a site visit. Mr. Washington stated that they built the storage boxes not realizing that Zoning would need to approve them beforehand.

Mr. Catlin discussed the dimensions of the two firewood storage boxes. Ms. White confirmed that all of the surrounding neighbors were sent notices, the Land Use Office received 4 green return receipt cards and 2 of the notices were returned unopened. It was confirmed that return receipt card from the neighbor directly across the street was received by the Land Use Office.

The Commission briefly discussed why this application was filed as a Special Exception. Mr. Catlin stated that he feels it should have been a Variance. Mr. Washington stated that he and the ZEO felt that since the original application for the reconstruction of the barn/house was a Special Exception that they would apply for a Special Exception as it is part of the barn/house and the structure is within the 50 ft. front yard setback.

There were no further questions or comments.

Motion:

to close ZBA-0919 – Request of Washington, C & L Restorations (Micheletto-Kleine), 110 Calhoun Street, for a Special Exception, Zoning Regulation(s) 17.5 (Increasing Non Conformity), for two firewood storage boxes,
by Ms. Leab seconded by Mr. Wyant, passed by 5-0 vote.

MEETING

Mr. Wyant and Ms. Klein stated that they support this application. Ms. Leab stated that it is a shame that the applicant did not include this in the original Special Exception Application but she feels that this is okay. Mr. Peterson stated that the two sheds are hardly noticeable. Mr. Catlin stated that he feels that this is a continued use of a single-family dwelling and that he supports this

application.

Motion:

to approve ZBA-0919 – Request of Washington, C & L Restorations (Micheletto-Kleine), 110 Calhoun Street, for a Special Exception, Zoning Regulation(s) 17.5 (Increasing Non Conformity), for two firewood storage boxes, passed by 5-0 vote.

CONSIDERATION OF THE MINUTES

The Commission considered the minutes from the April 19, 2012 regular meeting of the Town of Washington Zoning Board of Appeals.

Motion:

to approve the minutes of the April 19, 2012 regular meeting of the Washington Zoning Board of Appeals as submitted,
by Mr. Wyant, seconded by Ms. Leab, passed by 5-0 vote.

ADJOURNMENT

Motion:

to adjourn at 7:37 pm, by Mr. Wyant, seconded by Ms. Leab.

Submitted Subject to Approval,
Shelley White, Land Use Clerk