

## **ZONING BOARD OF ADJUSTMENT**

**Oct 3, 2023**

### **MEMORIAL BUILDING**

**7:00 P.M.**

Zoning Members present: Rob Thorp, Luke Gorman, Cody Patten, and Steve Dzubak

Also present: Jose Ossa-Concha and Dick Hendl

7:00 pm Steve called the meeting to order asked Board members to introduce themselves. Steve informed Jose that due to Tanner's absence there was not a full Board and he had the option to wait until the next meeting when there would be a full Board to hear his request. After a discussion of the pros and cons Jose decided to continue the hearing as noticed. Steve stated that the hearing would begin at 7:05 as notice and asked if there were comments or corrections of the Sept 5<sup>th</sup> minutes. Hearing none Luke moved to accept the minutes as written Cody seconded Board approved unanimously.

7:05 Steve opened the hearing for a Special Exception request by Jose Ossa-Concha to place a metal and fabric shelter next to his garage within the 35' setbacks to both Mr. Hendl's property boundary and that of Woodcrest Road. The amount of relief he is asking for is 17' to the boundary he shares with Mr. Hendl and 22' to Woodcrest Road. This request has been before the Board twice before with inaccurate measurements shown on the map of the shelter's location. Asking if the Board had any questions about the map before them now, there were none. Steve asked if the Board felt the application was complete, to which they all agreed and felt they could hear the request.

Steve asked Jose to please describe what he is looking to do. Jose responded that he would like to place a metal framed fabric shelter in front of his garage to protect his boat from snow and rain. The location is the best on the property due to gardens, septic field, cars entering the garage or snow slides from the garage roof.

Steve asked Jose's abutter, Dick Hendl if he would like to speak to the application. Dick voiced that he did not have any general objections only that the structure was in full view from windows within his home and from his porch. The large silver cover is a very stark contrast to the wooded lot especially in the winter when the leaves have fallen off the deciduous trees. If some evergreen plantings could be put as a condition if the Special Exception is granted, he and his wife would be appreciative. Jose responded that he would be happy to plant some form of evergreen to shield the view. After a bit of discussion as to the type, size, and location of the plantings it was determined that the type would be best determined by discussing the situation with a garden center professional though a height of 6-7' would be good. Planting them on the slight rise would increase the natural height as well.

Steve asked if there were any more questions for the applicant, hearing none he asked for a motion to close the hearing and move into deliberations. Luke moved to close the hearing; Cody seconded the Board agreed unanimously. Steve read through each of the 5 criteria as asked the Board to vote yea or nay. Each of the 5 passed with the added condition of requiring a minimum of 2 evergreen plantings of 6-7' tall to be planted to shield/soften the view from the abutting property of Mr. Hendl.

Luke moved to grant the Special Exception request of Mr. Jose Ossa-Concha to place a metal and fabric shelter 18' from the abutting property to the north and 13' from Woodcrest Road. The amount of relief from the 35' setbacks are 17' from the abutting property boundary and 20' from Woodcrest Road. An added condition of planting a minimum of 2 evergreen planting of 6-7' tall to shield/soften the view from the abutting property. Cody seconded; the Board unanimously agreed.

Having no further business Luke moved to adjourn, Rob seconded Board agreed.

Adjourned 7:41pm  
Respectfully submitted,  
Tamara Butcher