

Zoning Board of Adjustment

July 11, 2017

Memorial Building

7:00 pm

These minutes are to be considered draft minutes only until approved by the board at their next meeting.

Members present: Susan Chiarella, Bryan O' Day, Peter Abair, Justin Hastings and Rick Corbett

Others Present: Whit Smith, Tamara Butcher, David Housmann, Janet Housmann, and Joseph Perroto

Minutes of June 6th 2017- Bryan made a motion to accept, second by Peter and minutes unanimously approved as written.

Bryan announced that he is stepping down from the Perroto Hearing.

Peter Abair made a motion to accept application as complete, second by Rick all in favor and unanimously approved.

Susan Chiarella verified with Susan Abair that all notices were sent timely. She also explained to the applicant that there are only four acting board members and asked if he would like to proceed and he said yes.

Perroto Variance Hearing-Joseph Perroto addressed the board. He explained he would like to construct a 24'X40' long Pole barn to keep four cars in. He has four and doesn't plan on buying anymore so would like to keep them out of the weather and to protect the land from debris...etc... He states he does not want a garage as he likes the wooded area behind it and he has no intentions of storing other stuff. He explains maybe putting a sailboat under it. Joseph goes over the maps and property lines with the board. Susan asked why he wants to put it in the location he has chosen. Joseph explains that is the only place that he can put it. He states there is a brook 150' away from the back of his house. Whit stated that he and Bruce Allen walked the property and most of the property is in the buffer. Whit stated the Pole Barn is not impeding on the soil. The brook runs year round. He states the roof will have a slight pitch. Justin asked if it was going to have walls. Joseph stated it was not. Whit explains that as long as applicant does not change the foot print he can put walls up.

The board went into deliberation:

Facts supporting this request:

1. The variance will not be contrary to the public interest because: *The board did not believe the house would impede on the wildlife corridor, no abutters were present.*

2. The spirit of the ordinance is observed because: *The board felt it was in being constructed in the best possible location encroaching as little as possible on the buffer.*

3. Substantial justice is done because: *The board felt it the applicant only had a small envelope to utilize property and this allows homeowner to use his land.*

4. The values of surrounding properties are not diminished because: *it is an improvement of the property and allows for storage of vehicles. There is no effect on anyone's property.*

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship owing to special conditions of the property that distinguish it from other properties in the area because: *The board felt that this was a reasonable one.*

Justin made a motion to grant variance to construct a 24'X40' pole barn no closer than 60 feet from Town designated wetlands, second by Susan all in favor and unanimously approved.

Meeting adjourned @8:30

Submitted by,

Susan Abair