

Zoning Board of Adjustment

July 7, 2015

Memorial Building

7:00 p.m.

Members Present: Sue Chiarella, Peter Abair, Rick Corbett, Bryan O'Day, Justin Hastings and alternate Jim Bednar

Others Present: Susan Hazelton, Doug Albanese, and Richard Lee

Hazelton Hearing- Laura and Doug present to the board that they currently had a house inspection in March and there was a problem with the current deck. They want to expand 5 ft. more but it will require a variance of 40' because they are within the Wetland setback.

Richard Lee asks where the measurements are taken from. Bryan explains that it is an approximate footage. Bryan states the only way they can get an exact number is get a Wetland Scientist to delineate it. Richard explains he's never ever seen any water in that area. Richard also adds that he has absolutely no problem with the deck and he is an abutter. He thinks it is a great idea.

The applicants also state that if the deck wasn't there then they would be disturbing soil and earth. Justin asks if there is any plans for a roof. The applicants said no roof, they want to keep the open deck concept.

Susan asks the board if they need to go see property. The board feels that they do not. Peter Abair asks when house was built. Applicant states in 2005.

Susan closed the hearing @7:25 and the board went into deliberation.

Bryan reads section 11.43 of the Zoning ordinance page 26 regarding hardship established.

Susan goes over the finding of the facts on the Variance application with the board.

- A. Board felt the abutters had no problems
- B. The spirit is observed, doesn't affect Wetlands, above ground
- C. Substantial Justice is done; as they can enjoy the deck
- D. They are increasing the value of the home
- E. The entire property is within the wetlands and the deck is a reasonable use of the property.

Bryan makes a motion to grant a 40' variance for the purpose of construction a 5' extension on existing deck according to plan present to the ZBA at the July, 7, 2015 meeting by the applicant. Rick seconds the motion. All in favor and unanimously approved by the board.

Meeting adjourned @8:10 p.m.