

BOARD OF ADJUSTMENT

MAY 11, 2021

MEMORIAL BUILDING

6:00 P.M.

The following are to be considered draft minutes until approved by the Board.

The Board convened at 6:00 p.m. at the property of Leah Greene, 1327 Stoney Brook Road.

Zoning Members present: Tanner Jacques, Cody Patten, Bryan O'Day and Justin Hastings.
Absent: Susan Chiarella.

Tanner chaired the meeting in Susan's absence.

Also present: Whit Smith and Leah Greene.

The Board reviewed the presentation and walked the property observing limitations of the property. Proximity of property boundaries were reviewed. The house is located at the height of the lot and borders on the rear property line. The proposed location of the garage and mudroom is in keeping with proximity to the house.

After review, the Board left the site and returned to the Town Office to continue the Public Hearing.

Present at the Town Office: Justin Hastings, Cody Patten, Bryan O'Day, and Tanner Jacques.
Others present: Leah Greene and Whit Smith.

Tanner reopened the public hearing at 7:00 p.m.

At 7:05 pm the board voted unanimously to close the public hearing for deliberations.

The Board did not have any further questions. The five criteria to support the request were reviewed: (see Article 11.43 page 35 of the Zoning Ordinance).

1. The request is dissimilar to other houses located in the area, and the setback encroachment is not impacting the abutting home. The location is at the end of the lot so not cutting off the lot in any way.
2. The dimensional relief being request is a minimum possible amount she is seeking and the garage will not cause any issues or obstructions to the back of the property, or impact the health and safety of the lot or the neighborhood.
3. Given the terrain the property, the proposed location is the most viable location.
4. This request is just like the other properties in the area, and she is asking for minimum relief. The proposed location is not visible from the road or the abutting property.

5. A. There is no other reasonable place on the lot to put a garage.

B. The proposed garage is for residential use.

With no further discussion, a motion was made by Justin to grant a variance for the property at 1327 Stoney Brook Rod for a garage to be no closer than 20' from the rear property line as per the plans submitted and drawn in the application. The motion was seconded by Bryan. Tanner, Justin, Cody, and Bryan all voted in favor.

Leah was informed the decision would be written up and sent to her. She is still required to seek a zoning permit for construction of the garage before building.

The Board voted unanimously to adjourn at 7:10 p.m.

Submitted by,

Janet Roberts
Administrative Assistant