Zoning Board of Adjustments

Public Hearing

Meeting: August 28, 2019, 7:00 pm at the Town Hall

Board: Bruce Carpenter, chair, Andrew Hatch, Ralph Marinaccio, acting chair, Gary Carney

Member absent: Jack Sheehey

Visitors: Mr. Welkes

RE: To review the application on a variance to place a roof over one’s deck.

Carpenter: Opening the meeting at 7:01 pm explained we are here to review Mr. Welkes application for an area variance.

Carpenter: I would like to mention that we have received a letter from Mr. Longval that he rescinded his area variance application located on North Main Street.

Carpenter: Mr. Welkes could you explain the recent application to the board.

Welkes: Looking to place a roof on an existing deck. Mr. Welkes explained he would be willing to remove one’s shed to elevate some of the boards concerns with the non-pervious and pervious concerns. Mr. Welkes then explained one’s notes on his application of how much the change would be by removing one’s shed.

Carpenter: The removal of the shed does not change the concern with adding a roof over the deck. By placing a roof over the deck makes it non-pervious and the run-off would be going towards the lake.

Welkes: Explained to the board a property located at 1827 Valley Road, not a big deck but by the water and they were allowed to place a roof over their deck and they are closer to the water.

Hatch: This board is a new board and our decisions are not based on past cases.

Marinaccio: We are here to review your application we had no control over the past board’s decision, this board upholds the Town’s Land Use Ordinance. Also because the state allows a shoreland permit it does not give approval from the town. The town follows the Land Use Ordinance.

Hatch: I am not sure why this application came back to us. I feel it should have stayed with the select board based on our ruling with allowing you to have the deck with a condition of not be able to place a roof over the deck.

Carpenter: On the original application you applied for a porch with the Department of Environmental Services, but on your building application was a deck. During the previous conversation having a porch, you were going to screen the porch in also.

Welkes: I have no intention of screening in the deck, the wife would like to be able to hang a fan on the roof to able to enjoy the outside more.

The board agreed that they were not sure which way to go with the application and why he re-applied and suggested to bring the application to the selectmen.

Carpenter: I will bring the application to the select board on Thursday, August 29, 2019. We will notify Mr. Welkes in writing with the board’s decision within two weeks to move forward or not with the application.

Carpenter: To review the application from Mr. Piper (not attended)

Hatch: After review of Mr. Pipers application the board felt that application was in-complete based on the following:

1. No complete measurement
2. Dimensions do not seem to be consistent with the way the property is marked on the Town’s Tax Map.

DeFosse to send a letter to Mr. Piper regarding the board's concerns asking for corrected information.

Meeting adjourned 8:12 pm

Respectfully submitted

Deborah DeFosse