Zoning Board of Adjustments

Public Hearing

Meeting: August 26, 2020, 7:00 pm at Camp Morgan Lodge

Board: Bruce Carpenter, chair, chair, Andrew Hatch, Jack Sheehy, Gary Carney, Ralph Marinaccio.

Visitors: Mr. Bennet, Atty. representing Karpowski and Daley, Peter Mellen, and Mark, Kathryn Pherson. Michael Scaramellino, Kathleen Glynn

 Carpenter: Introduced the board began meeting at 7:06 pm.

The board reviewed the appeal application of Mark, and Kathryn Pherson, Tm. # 20-140 requesting a lean-to and a variance of 14’.

Carpenter: Does anyone have questions are there any abutters that would like to speak?

No comments were made

Marinaccio: Well marked no surprises, we will notify you by mail.

Marinaccio moved to approve the 14’ sideline variance Sheehy second all voted in favor.

Kathleen Glynn Tm. # 22-45 requesting a variance of 40’ from Millen Pond Rd.

Hatch: Confirming the requested variance asking what side is the driveway and what is the status of the deck being staked?

Glynn: It was staked been then removed I will re-stake.

Carpenter: Are there any other questions from the board or any abutters?

Hatch moved to accept the application as completed carney second all voted to move forward to a Public Hearing September 30, 2020.

Karpowski, Daley, Atty. Bennett and Peter Mellen

Carpenter: Mr. Bennett are you here today to represent Daley?

Bennett: yes

Carpenter: Mr. Karposki how long have you owned your property?

Karpowski: since 2003

Hatch: The deck closest proposed lot-line how important is the deck?

Karpowski: Very, I take care of my bee tools and whatnots.

Carney: let’s take a look at existing & proposed, existing road frontage 218, and the change will make it 156’. Lake Frontage 304 to 190’ making the changes would make both lots more non-conforming.

Bennett: Took the property line used 40 years ago. We are trying to correct the property. We are working with Daley to make sure it’s fair to both parties. This was discovered because Daley will be selling and this is how it was discovered. If it was not discovered both parties would still be using the lots in the same manner. Essentially just shifting the lot lines will not change the sizes just shifts the dimension from one to another. It won’t change anything will look the same will not negatively impact the public. The well and septic’s are the same it just places his house on his property allowing the lot line adjustment. This only impacts the two property owners. This is the most practical way to take care of the problem.

Sheehy: The town created this issue why are we giving them such a hard time.

Mellen: Many lots on Valley Rd have the same issues, even if the line is moved it’s not significant it exceeds many of the lots they are large for that area. The board should be looking at those questions that’s what should be focused on.

Hatch: The board articulates the 5 questions as the Zoning Board of Adjustment

The board along with Bennett continued to discuss how the properties have been this way for 40 years never has it been brought in front of the Select board from an equitable waiver standpoint, Two property owners agree.

Hatch: Are there any other questions regarding the requested lot line adjustment?

Marinaccio: Motioned to close the Public hearing at 7:57 pm.

The board reviewed the plans finding there is nothing they can do what the town had done years ago. It’s a swap. The actual site is 1949 Valley Rd.

Hatch moved to except the 20.6’ road frontage (1949 Valley Road) and the second variance 10’ Shoreland variance and 44’ road frontage (1927 Valley Road). Carney second all voted in favor.

Carpenter: recused himself from the board to apply for a 22’ sideline variance for a 22 X 32’ garage on Valley Road.

Hatch: after the board's review Hatch moved to accept the application as complete Sheehy second all voted in favor. Public hearing is scheduled for September 30, 2019.

Meeting Adjourned 8:16 pm.

Respectfully submitted

Deborah DeFosse