

## Zoning Board of Adjustments

### Public Hearing

Meeting: March 28, 2018, 7:00 pm at Camp Morgan Lodge

Board: Don Revane, chair, Andrew Hatch, Ralph Marinaccio, Andrew Hatch, Jack Sheehy, Bruce Carpenter

Visitors: Alan Ross, Mary Fioravanti, Steven Tilton, Frank Musamanno, Thomas Park

RE: To review Alan Ross requested a variance. An informational meeting for Mary and Steven for future reconstruction of ones home.

Revane: Called the meeting to order at 6:59 pm asking Mr. Ross to present his appeal.

Ross: Provided pictures of the structure (Gazebo), explaining there will be no plumbing or electrical. Ross explained he would need a 23' variance would be placed on cinder blocks, trying to have the least environmental impact. Ross explained he could place the gazebo away from the dock and take down two to three trees which are mature and healthy. Placing the gazebo further back it would not impact the pond but would enhance the property. Hardship would be (black fly's), Ross stated he is allergic. Ross also mentioned that he has placed a screen house for three years, the same spot where he would like to place his gazebo.

Musamanno: I have been on the pond for twenty-two years, having a couple of questions. You have 13 plus acres partial of land not adjacent to the water and currently, have a screen in porch on the back your house. There is also a natural loon nesting area, feels that it would have an impact

Ross: Loon nesting is further down

Revane: Any impact with loons with temporary structure?

Ross: No

Sheehy: Explained, allowing a variance is when there are no other alternatives, I see no reason the gazebo could not be set back.

Carpenter: Felt that the gazebo would be able to be set back on the slope and grade to bring the ground level without removing the tree.

Parker: Property owner Smith Pond, asking the board to consider that Ross does have the 50'.

Marinaccio: Mr. Ross you said the tent and building have nothing to do with viable alternatives, but you have the means and the land. Seeing the property on site it does not appear to be that steep and it would not impact you.

Hatch: Mr. Ross a month ago you mentioned a considerable grade and slope, upon inspection I thought I would see more of a slope.

Revane: The intent, consideration is to stay within the Land Use Ordinance of the town. You can take down tree's an stay within the state regulations. Mr. Ross, you have other alternatives, not out of reason.

Hatch: Explained the 50' protector activity in that area straight to the lake, it would be a long term impact.

Revane: is there any further discussion.

Public Meeting adjourned at 7:34 pm.

The informational meeting called to order at 7:40 pm

Mary Fioravanti, Steven Tilton asking what could one do with their property to rebuild on their lot on Lookout Point Rd. Mary and Steve further explained their ideas of going higher placing a garage underneath.

Board explained the height restrictions and reviewed their plans, explain the fewer variances would be the gold. The board express they could not say yah build it this way and it would pass. The board further explained the LUO regulations but commented they were on the right track.

Informational Meeting Adjourned 8:45

The board readjoined at 8:51 pm to discuss a variance for Mr. Ross. There was no further discussion. Sheehy moved not to approve the variance due to other alternatives, Revane second all voted in favor 6-0.

Revane moved to adjourn at 9:00 pm, Ralph second all voted in favor.

Respectfully submitted

Deborah DeFosse