

Zoning Board of Adjustments

Meeting: May 30, 2018, 7:00 pm at the Town Hall

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

Visitors: David Barkie

RE: To review David Barkie's application (Cove Rd. Tm. 24/108 to ensure all paperwork was submitted properly to move forward with a public hearing.

Don Revane called the meeting to order at 7:01

Don introduced the board and explained that the board was meeting this evening to review an application submitted from David Barkie due to the denial of his building permit. Mr. Barkie is in need of three variances to construct a 26 X26' house. After review of the application, the board had some discrepancies with the application.

Revane: Addressed the well being placed between the house and the lake, Revane felt he was able to cut any brush or undergrowth and how are you getting a truck down there?

Barkie: Explained that he was allowed to cut the undergrowth he was unable to pull the stumps this would enable him to get a well truck in place.

Hatch: The application you had applied for was for a Use Variance which should have been an area variance. The applications are slightly different and for an area variance there are more details, you have to resubmit your application.

Barkie: So where am I with that can I just move the information over? The main area is not staked, can't you just go off the plan I provided to you?

Revane: you would have to resubmit a whole new application.

Marinaccio: No you would have to stake it, what the map doesn't give us is a proper place the construction will be we would just have to surmise. We need to measure the lot lines, you can place tall flags especially near the shoreline.

Barkie: It was not staked when I applied for the building permit, this is just for the variances.

Sheehy: You need it staked for the variance

Carpenter: confirming you need it staked to get accurate measurements.

Hatch: Explained the steps that are taken through the selectmen minutes that the permit was denied, but it does not explain what the variances are, asking Barkie if would like to explain the

variances. Hatch asking Mr. Barkie to complete the section on the application explain why you need the variance it does not make sense. Hatch explained based on the paperwork you would need 2 sidelines and one road frontage is this correct?

Barkie: Yes

Ravane: The other item that was noticed was that the application reads it is .30-acre lot, which on the tax card it is .28 acres that makes a significant difference on square footage, especially based on a small lot.

Barkie: What do you go by?

Revane: Tax card and this would affect the state applications as well.

The board advised Mr. Barkie to come back with proper lot lines, the correct application, drawing in more detail and stake the lot. Also, please provide proof of reapplying to the state with the correction of .30 acres to .28 acres.

Barkie: I can't get that done by tomorrow, I would have to resubmit for next month review and Public Hearing in July. Is there a way to expedite this?

Hatch: No way to expedite, next time we meet is June 27, 2018, to review the revised application and Public Hearing July 25, 2018, we then close the hearing and cannot guarantee you will have the answer that evening.

Barkie: How many do you need to vote, and does a tie mean a no?

The board explained they needed three to vote and a possible member to rescuse oneself due to being an abutter. And yes a tie vote means no.

Andrew Hatch moved to adjourn at 8:11 pm Ralph second all voted in favor.

Respectfully submitted

Deborah DeFosse