Zoning Board of Adjustments

Public Hearing

Meeting: April 24, 2019, 7:00 pm at the Town Hall

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

Visitors: Dana Morris Welkes, Paul Cordeiro, Dave Dumois, Shelly, Stephen Amari, Bo, Dana Guyer, Gary Carney.

RE: To review Dale, Shannon Guyer, and variance application Re: Valley Road, Morris, Dana Welkes variance application Lookout Point Rd.

Don Revane, (chair) opened the ZBA meeting at 7: 00 pm

Case: Welkes

Revane: Reviewed the variances requested for appeal, he felt that the sideline would not need a variance due to not encroaching on the abutter.

The board discussed the distance to the water with Mr. Welkes along with what

Welkes: There is a current patio in the ground and the deck will be smaller than already exist.

Revane: Building permit reads porch, the shoreline permit filed say’s deck.

Marinaccio: The way the plans were drawn up it does not show steps down does not mention roof. It’s not clear.

Revane: Suggest a new building permit to clarify the differences with the shoreland permit and building permit.

7:10 pm closed for a vote.

After review, the board voted 2 to 1 not in favor to approve requested variance to the shoreline, with Sheehy abstaining.

Case: Guyer

Sheehy: The measurement to the road, was it a rough estimate

Guyer: The existing garage was built 50’ from the road, knowing if I added to the garage I would need a variance.

Marinaccio: why would you not build on the other side of the garage?

Guyer: Thought it was too close to the wetlands.

Revane: Is there any further discussion with variance application, no further comments.

7:16 pm closed for a vote.

Marinaccio moved to approve the 10’ variance Sheehy second all voted in favor 4-0.

Case: Amari

Revane: Asked for a brief overview of one’s application.

Amari: Planning on placing a Reed Ferry shed, no other place on the property due to septic, ledge and size lot.

Revane: Is the board satisfied with Mr. Amari application as complete? The board accepted the appeal application and scheduled the public hearing on May 29, 2019, at 7 pm at the Town Hall.

Case: Buechel

Sheehy: Mentioned that you not asking for much of a variance.

Buechel: He was only looking to add a small extension to his existing deck.

Revane: Motion to move to approve the appeal application, Sheehy second all voted in favor and schedule the public hearing on May 29, 2019, at 7 pm at the town hall.

Case: Dumois

Dumois: (Informational only) Property located on Birch Point Road, looking to tear down an existing home and rebuild mostly on the same footprint.

The board looked at the plans discussed the shoreland permit needed along with septic, explained to the property owner if one builds on the same footprint one would not need a variance.

Dumois: I am trying to stay away from the 50’ buffer that is the reason for turning the new structure and better run-off.

Closed 7: 46 pm.

Revane explained he could not be on the Zoning Board of Appeals and would have to step down and officially resign from the ZBA, Revane further explained that the board can not have to Planning Board members on ZBA.

The board appointed Bruce Carpenter as chair and for Ralph to write to the select board to officially appoint Bruce as chair of the ZBA.

Meeting adjourned 8:38 pm

Respectfully submitted

Deborah DeFosse