Zoning Board of Adjustments

Public Hearing

Meeting: May 29, 2019, 7:00 pm at the Town Hall

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

Visitors: Stephen, Shelly Amari, Alan, Deb Buechel, Morris Welkes, Marc Longval, Joseph Shea, Mrs. Mr. Boucher

RE: To hear the case for Steven and Shelly Amari, and Alan, Deb Buechel. To review three separate cases for application review, Welkes, Shea, and Longval.

Carpenter opened the meeting and explained the difference between Town LUO and Association rules.

**Case # 1 Amari**, Reviewed the variances needed 1) 22’ variance from sideline 2) 24’ variance from the roadside.

Hatch: Reviewed property asked if the grade was going to stay the same

Steven: Yes

Hatch: Are you driving vehicles in and out

Steven: yes four wheelers

Hatch: What is the height of the shed?

Steven: 7’

Hatch: Does the board agreed to two variances

Board Yes

Marinaccio: anyone here out of concern for Amari shed

No one present.

Closed 7:08

Buechel Variance review for 20’ variance from the property sideline.

Marinaccio: any roof or covering

Buechel: No

Sheehy: only adding on 4’ to the deck.

Hatch/Buechel reviewed the footings

Hatch: anyone present with concerns with the applications variances.

No one present.

Case closed for discussion 7:13 pm

Mr. Mrs. Boucher (1364 Valley Road)

Explained to the board that they have a small lot wanting to place a trailer and camp on one’s property but they can not meet the sideline setbacks. Their property sidelines are 3’ short, wondering if he could get a variance to place the camper on one’s property. The board agreed they would have to check with the planning board and selectmen regarding the request. DeFosse to call property owner with the decision from the boards.

Mr. Broucher: I am 3’ short on each side on the right its empty woods. I can be 30’ from the actual neighbor but not the woods. If I can’t camp there I wasted money for lot and driveway.

7:28 pm

**Review of new cases**

1. Morris Welkes

Bruce thanked him for a new application

It now has been changed to a deck. Carpenter felt he did not need side variances for his deck just the water. All paperwork is agreeing with the shoreland permit.

Hatch: No other differences if we revisit. I know you were under renovation.

Welkes: No Other changes

Hatch: Is the deck being lifted up.

Welkes: one step down

Carpenter stay for the vote or be notified later. His main concern is pervious or non-pervious.

**Review of Shea’s appeal**

Hatch reviewed the drawing and the confirmed measurement.

Shea Confirmed

Hatch: Could you explain the reason for the location

Shea: The left side is natural and wet not disturbed, better to place the garage away from the wetlands.

Marinaccio asked for more clarification where he would be coming in from

Shea: Showed the entrance that already exists on property no changes.

Hatch: Any other questions

June 26th public hearing

**Longval application review**

Carpenter: Open up for review and discussion and asked about his variance.

Longval: Whats staked out there now I still have to go through a variance due to wetlands

Sheehy: Where are the wetlands

Board reviewed septic plans and wetlands.

Carpenter: On the septic plan the perk test totally different than what the state requires.

Longval. A guy that has been doing this for 33 plus years not sure what you mean.

Carpenter: Explained the standards of the state perk test.

Longval stated he went the 8’

Carpenter: Would like to see the paperwork of the perk test.

Longval: Explained the test was on the paperwork

Hatch: Tonight it looks like the paperwork is clean and the Public Hearing would be next month.

Longval: Septic will be a little smaller with a deck and three bedrooms

Hatch: Is it slightly marked more than the trailer.

Longval: Yes

Carpenter: is the septic staked

Longval: No but I can.

Hatch: Reviewed the driveway applying for 25’ and wetland setback.

Hatch: Was the first application without any variances.

Longval: Completely did not consider the LUO for wetlands.

Carpenter: Are you adding any fill?

Longva:l No plans for fill except for the driveway and no fill for wetlands.

Hatch: Do you have to have any bearer

Longval: Hay bales or silt fence. Best intention and efforts safe and secure.

Hatch: You do know it has already brought a lot of attention and scrutiny all surprised about the driveway permit. Hatch explained the surprise from the state on the driveway.

Hatch: Not an expert on wetlands. What dates are on the plans.

Longval: Recently

Hatch: Any change with the condition of the lot from the wet spring

Longval: Nothing really.

Longval: Will have a new set of survey design prior to the next hearing.

Hatch: We will not meet again any new paperwork will be sent through Deb We did not have a sight meeting we visit individually

Longval: New septic design will be drawn up before the next meeting no structure difference and the variance should move forward.

Hatch: We could take the position it is not a full application I have no exception of calling it complete knowing he will forward new plans for the septic. No other comments board approved the application.

8:11 closed reviewed.

Carpenter closed the public hearing at 8:11

8:12 the board reviewed Amari variances

Hatch: Interested in tonight to see if there were any abutters concerns. Made a note it will close the direct sight of the lake. It was deliberated to raise the structure. They keep calling it a garage and access it from Valley Rd.

DeFosse: explained the phone call with the abutters did not want it to happen it would depreciate one's property they were planning to place one's house on the market.

Marinaccio: Once there it’s going to make a large presence is this going to start a precedence

Hatch: No doubt have no other option I wish the homeowners express them self’s more.

Marinaccio / Revane this is a public hearing and no abutters present. No one to make themselves known time was more than amble

Carney: You can’t dig down its solid rock.

Hatch: moved to continue this vote and have a public hearing on the site, Sheehy second all voted favor postponed until June 26th for Vote

A scheduled site visit June 15, 2019, at 9:00 am, DeFosse to call property owner.

Mr. Buechel:

Hatch moved to accept the variance and Marinaccio second all voted in favor.

Mr. Welkes

Hatch, I was not here last month first concern unclear a porch or a deck

Hatch: Clearly now a deck even though the situation is part of your grandson. What is the deck going to be made of?

Welkes: Pressure treated allowing rainwater to go through.

Hatch: Any abutters reject from last month

DeFosse: No

Marinaccio: Make a motion to take a vote Carney second it

Would like to stipulate down the road a roof would not be allowed due to non-pervious and pervious always have to remain as an open deck, it is to close to the lake.

Hatch second with the condition of no roof vote passed three/two.

Meeting adjourned 8:38 pm

 Respectfully submitted

Deborah DeFosse