Zoning Board of Adjustments

Public Hearing

Meeting: March 31, 2021, 7:00 pm at Camp Morgan Lodge

Board: Bruce Carpenter, chair, Andrew Hatch, Ralph Marinaccio, Jack Sheehy, Fred Crombie, alternate.

Visitors: Mr. Mrs. Cote, Scott Lappen, Ronald Pratte, Susan Pratte, and Glinda Gilmore Sieglind

RE: To hear the case for Siri Pelligrino, Eric Mensh, and Wayne Chasse.

**Carpenter**, opened the meeting and introduced the board, and explained the Public Hearing was to hear three different cases requested variance (s) on one’s property.

Case # 25-45-21 (Siri Pellegrino) Carpenter provided a copy of the board's measurements and variance calculations. Carpenter pointed out the overhang was not calculated in previous measurements and added the overhang in the calculation she was reviewing. After review of the new calculation the board agreed with Siri, she would need two sideline variances (10) and (18), along with two Structure variance; (1) LUO 402.4 replacement variance, (2) over .25 % of square footage of property.

Siri: Agreed on the measurements and expressed she has removed one of the sheds which would give her less than 68 sq. ft.

Carpenter: The water run-off towards your abutter (Vadney) how is that going to be handled?

Siri: I was planning a gutter into a dry well that already exists on the property.

Hatch: mention possibly changing the size of the structure. Would one consider downsizing the deck?

Siri: yes, it could be smaller, and agreed to resize the deck to an 8 X 16 from an 8 X 20’.

Marinaccio: Is there any public input?

DeFosse: No

Marinaccio: We as a board will consider all items and moved to close Siri public hearing @ 7:24 pm. Carpenter second all voted in favor.

Case # 14-432-21 (Wayne Chasse) Introduction of the board.

Carpenter: When I went out to measure the rear lot line was not marked, it was hard to measure, and I used the tree line.

Chasse: That is correct

The board reviewed the calculation with Chasse finding 4 variances would need to be granted.

30’ Road Frontage, 30’ rear lot line, 28.5 over the structure variance and 7.35% over impervious

Lappen: How could stone be considered impervious?

Carpenter: It is considered by the state and town water won’t run through it.

Carpenter: Asked Chasse if he understood the calculation

Chasse: Yes

Marinaccio: Is there any public input?

Lappen: Introduced himself as a neighbor, allowing the garage will eliminate white trailer & sheds and have items in the garage in an orderly fashion.

Chasse: Just want to clean up the yard.

Marinaccio: We will take this all into consideration and send the decision by mail.

Marinaccio: Moved to close the public hearing @ 7:38 pm Sheehy second all voted in favor.

Case # 24-48-21 (Eric Mensh) Carpenter recused himself from the public hearing appointing Marinnacio as acting chair.

Mensh: I had an overhang before on the old building it was just iron brackets, I am just looking to have a little shelter out of the building.

Marinaccio: was this on the original building permit application

Mensh: I forgot to place it on.

Marinaccio: Has the septic issue

Hatch: What is the ease of access, garage off guest house without the door only the garage?

Mensh: There is another door it is closed off at this time. The carport is closed off temporarily using it for staging to stain. They will be removed.

Hatch: The overhang only would be grandfathered but the additional 4’ landing would not be.

Mensh: I would be willing to compromise and not pave the driveway

Hatch: Duly noted.

Marinaccio: Is there any public that would like to comment on the variance request.

Pauly, Norman Cody: Where would the stairs be placed?

Mensh: Welke's side.

Normand Cody: The old garage had no foundation and now there is one and it is closer to my property line, also, he is not telling you the truth it’s a hotel and what he built so far was not there before.

Hatch: What was grandfathered?

Mensh: It was a two-story barn, rooms in the back, it had plumbing, full pump out to the original septic. It would not be the case this time will have its septic and the slab was part of the building permit.

Marinaccio: Could we get a call once the septic system has been signed off

Mensh: yes

Marinaccio: Moved to continue variance to April 21, 2021, pending septic. Hatch second all voted in favor. Carpenter recused.

Public Hearing closed at 8:07 pm.

After reviewing Siri Pellegrino, the board felt she did not meet all five criteria’s the number of variances needed and very concern with the water run-off. Hatch was pleased with the compromise of the deck. The board felt the run-off to a dug well is not be enough for the run-off. Does not meet the intent of the ordinance should protect surrounding property’s. Carpenter moved to vote, Marinaccio moved to deny the variance requested from Siri, Sheehy second all voted in favor. 4-0.

Chasse: The board felt the variance request did not meet all 5 criteria. The lot size versus the structure variance is way too high.

Hatch made a motion to deny the requested variances, Carpenter second all voted in favor. 4-0

Meeting Adjourned 9:14 pm.

Respectfully submitted

Deborah DeFosse