

ZONING BOARD OF APPEALS
Public Hearing
MINUTES
Monday, May 24, 1999

ATTENDANCE: Peter Leavitt, Chairman; Jim Stephenson; Stephen Swick; and Jack Cooper, Code Enforcement Officer.

PUBLIC ATTENDANCE: Edith Micklon; David Proctor; Debra Lymneos; Shirley Fielder and Carl Taylor.

1. Call to order. Peter Leavitt called the meeting to order at 7:03 p.m. at the Town Hall.

2. Consideration of previous Minutes.

a. April 26, 1999

MOTION: Jim Stephenson motioned to approve the Minutes of April 26, 1999. Seconded by Steven Swick.

VOTE: Unanimous.

3. Johnson, Wellington & Lois Map 75, Lots 24 & 25 9 Jones Road

Seeking an administrative appeal to renew the variance granted in 1996. Seeking a variance for size and use to remove the existing cottage and replace it with a 24 x 16 seasonal cottage 30' from the rear line.

DISCUSSION: Shirley Fielder spoke to represent the Johnsons. Mrs. Fielder provided a photo of the existing cottage for the Boards review and a Subsurface Waste Water Disposal System Application. Mrs. Fielder stated that a variance was originally granted in 1994.

There was no one present to speak in favor or in opposition of the variance request.

Peter Leavitt confirmed with Mrs. Fielder that all other sidelines are met.

MOTION: Jim Stephenson motioned to grant the variance as granted in 1994 and 1996. Seconded by Steven Swick.

VOTE: Unanimous.

4. Lymneos, Debra and Michael Map 42, Lot 55 161 Meadow Road

Seeking a variance for rear setback and a lot coverage variance of 20% to allow for the addition of a two (2) car garage with a bedroom and bathroom above and a deck.

DISCUSSION: Debra Lymneos addressed the Board stating that she had decided to change her variance request to less square footage. Mrs. Lymneos stated that she was no longer requesting a garage with bedroom above but only a 12 x 22' deck.

There was no one present in favor or in opposition of the request.

Peter Leavitt read into the record a letter of opposition from Paul and Terry Martel. Mr. Leavitt then stated that the letter was a moot point as the Lymneos had changed their request. Peter Leavitt summarized that if granted, a request for a 12 x 22' deck, 12' straight off the current foot print, and would grant lot coverage not to exceed 20%.

Jim Stephenson questioned the planned location of stairs from the deck. Mrs. Lymneos responded that it had not been determined but would not go outside of the deck allowance. The set back previously granted allowed a 10' variance from the sideline.

Peter Leavitt suggested the Lymneos' engineer the deck so that it would not be 22' wide or angle the deck to maintain a 10' sideline.

MOTION: Stephen Swick motioned to grant the variance request for a 12 x 22' deck provided the deck is no closer than the footprint of the house up to a 20% lot coverage. Seconded by Jim Stephenson.

VOTE: Unanimous.

5. Micklon, Edith S. Map 8, Lot 80 12 Hayden Brook Road

Seeking a variance for setback from a waterway to build a garage and porch.

DISCUSSION: Edith Micklon addressed the Board and gave a description of what she plans to do including building a garage for safety purposes.

Carl Taylor, an abutter, addressed the Board requesting clarification of property lines and provided a copy of a survey for the Board's review. A discussion continued between the Board and Mr. Taylor regarding property lines. Mr. Leavitt explained that it was outside the Board's jurisdiction to settle property line disputes. Mr. Leavitt then addressed Mrs. Micklon regarding setback requirements. Ownership of the right-of-way was then discussed.

MOTION: Jim Stephenson motioned to grant a continuance for the consideration of the garage variance request until a survey can be completed. Peter Leavitt seconded.

VOTE: Unanimous.

MOTION: Peter Leavitt motioned to grant a 16' variance from the brook for the addition of a 12' x 12' porch. Stephen Swick seconded.

VOTE: Unanimous.

6. Adjourn.

MOTION: Jim Stephenson motioned to adjourn the meeting. Seconded by Stephen Swick.

VOTE: Unanimous.

ADJOURNMENT: Peter Leavitt adjourned the meeting at 8:10 p.m.

The next site walk has been scheduled for June 20, 1999 at 10:00 a.m. If you are unable to attend, please notify Peter Leavitt at 655-3943.

The next meeting of the Appeals Board will be June 28, 1999 at 7:00 p.m.

Respectfully submitted,

Elisa A. Trepanier
Secretary