

ZONING BOARD OF APPEALS
August 19, 2020 Special Meeting Minutes

Board Members Present: Joseph DeLisle, Sr., Leyna Erickson, Douglas Glazier, and Christopher Halpin

Town Staff Present: Dan Malo, Enforcement Officer

The meeting was called to order at 7:05 pm

Board roll call was taken.

MINUTES:

Chairman Glazier referred to the July 6, 2020 meeting minutes and asked for any corrections or changes. There were none. Mr. DeLisle moved to approve the July 6, 2020 meeting minutes as published. Ms. Erickson seconded the motion. All were in favor. The vote was 4 – 0, the motion was approved.

BILLS & CORRESPONDENCE:

None

OLD BUSINESS:

1. FY20-21-01, Review of Motion made on July 6, 2020

Chairman Glazier stated that the Board needed to amend the motion that was made at the July 6, 2020 Board meeting regarding Application #FY20-21-01, Owner/Application: Les Hinckley. He explained that the Board needed to change the original motion to reflect the correct zoning requirements. He then stated that the motion needed to be changed to 10 feet from the 12 feet that was stated in the original motion.

Chairman Glazier asked for a motion regarding the necessary change to the original motion made on Application #FY20-21-01. Mr. DeLisle moved to change the original July 6, 2020 motion regarding Application #FY20-21-01, Owner/Applicant: Les Hinckley from “where 12 feet are required in a Residential A Zone” to “where 10 feet are required in a Residential A Zone”. Ms. Erickson seconded the motion. All were in favor. The vote was 4 – 0, the motion was approved.

2. FY20-21-02, Review of Motion made on July 6, 2020

Chairman Glazier stated that the Board needed to amend the motion that was made at the July 6, 2020 Board meeting regarding Application #FY20-21-02, Owner/Application: David Sheridan. He explained that the Board needed to change the original motion to reflect the correct zoning requirements. He then stated that the motion needed to be changed to 10 feet from the 12 feet that was stated in the original motion. Mr. Malo stated that in addition to changing the required setback from 12 feet to 10 feet the Board also needed to change the zone from Residential A to Residential B.

Chairman Glazier moved to change the original July 6, 2020 motion regarding Application #FY20-21-02, Owner/Applicant: David Sheridan from “where 12 feet are required in a Residential A Zone” to “where 10 feet are required in a Residential B Zone”. Mr. DeLisle seconded the motion. All were in favor. The vote was 4 – 0, the motion was approved.

3. FY20-21-03, Review of Motion made on July 6, 2020

Chairman Glazier stated that the Board needed to amend the motion that was made at the July 6, 2020 Board meeting regarding Application #FY20-21-03, Owner Applicant: Michael Couchon. He explained that the original motion needed to be changed fom Residential A to Residential B.

Chairman Glazier asked for a motion regarding the necessary change to the original motion made on Application #FY20-21-03. Mr. DeLisle moved to change the original July 6, 2020 motion regarding Application #FY20-21-03, Owner/Applicant: Michael Couchon from “required in a Residential A Zone” to “required in a Residential B Zone”. Mr. Halpin seconded the motion. All were in favor. The vote was 4 – 0, the motion was approved.

NEW BUSINESS:

a. DMV Applications

None

b. Public Hearings

- 1. Public hearing on Application #FY20-21-04, Owner/Applicant: Tamera and Steven Ratcliffe for a variance for the property located at 40 Juniper Drive to place an addition 30 feet from a front property line where 40 feet are required in a Residential A Zone..**

Tamera and Steven Ratcliffe were both logged in to the meeting. Mrs. Ratcliffe stated that they were looking to add a 650 square foot addition onto their ranch-style home in order to increase the size of the existing three bedrooms and add a bathroom. She went on to say that they would need a 10 foot variance from the required 40 foot front yard setback to 30 feet. Mrs. Ratcliffe then explained that there were existing permanent structures in their yard preventing them from building to the back of their property.

Chairman Glazier asked the Board members for any questions. They had none.

Chairman Glazier clarified that the proposed addition would be 13.2 feet from the side property line. Mrs. Ratcliffe stated that that was correct. Mr. Glazier then asked if the variance of the front yard setback from 40 feet to 30 feet was the only variance that the applicants were requesting. Mrs. Ratcliffe replied that that was correct. Mr. Glazier then asked Mr. Malo for confirmation as well. Mr. Malo confirmed that that was the only variance that was needed.

Chairman Glazier asked for any public input.

Cindy Leander of 333 South Elm Street addressed the Board and stated that she lived behind the applicants. She went on to say that she supported the Ratcliffe's proposed addition and noted that they kept their property very nice and that everything that they had done on the property always came out nice.

Chairman Glazier asked for a motion regarding Application #FY20-21-04. Mr. DeLisle moved to approve Application #FY20-21-04, Owner/Applicant: Tamera and Steven Ratcliffe for a variance for the property located at 40 Juniper Drive, to place an addition 30 feet from a front property line where 40 feet are required in a Residential A Zone. This motion is conditional upon the following:

- 1. The granting of this variance is for the improvements proposed in this Application only, permitting a certain exception to the Zoning Requirements of front property.**
- 2. The hardship which this decision is made, is based upon the constraints of Mr. Ratcliffe's 40 foot front property line, whereby a variance to 30 feet would allow Mr. Ratcliffe's proposed addition to be constructed. This addition would allow Mr. Ratcliffe, who is physically handicapped, to utilize a large bedroom with his required exercise equipment and expansion of other rooms to allow an elderly parent to reside in his home. This hardship is supported by Section 1301.B of the Zoning Regulations.**
- 3. Changes to the proposed plan may require a return to this Board.**
- 4. This is not a permit to construct or install. Please see the Building and Land Use Office for permit requirements.**

5. That the granting of this variance is in harmony with the general purpose and intent of the Zoning Regulations and will not be detrimental to public health, safety, convenience, welfare and property values.

Ms. Erickson seconded the motion. Mr. Glazier asked for any discussion. There was none. All were in favor. The vote was 4 – 0, the motion was approved.

Chairman Glazier explained to the applicants that there was a fifteen day appeal period from the time that the legal notice was published. He informed them that in approximately three weeks, at the end of the appeal period, they should visit the Building Office.

Chairman Glazier asked for a motion to adjourn. Mr. DeLisle moved to adjourn the meeting. Ms. Erickson seconded the motion. All were in favor. The vote was 4 – 0, the meeting was adjourned at 7:26 pm

Respectfully submitted,

Diane Ferrari
Recording Secretary

THIS IS A DRAFT

Please check the following month's meeting minutes for official approval of these minutes and any amendments or corrections that were made.