

Zoning Board

November 7, 2007

Memorial Building

7:00 P.M.

These minutes are to be considered draft minutes only until they are approved by the Board at their next meeting.

Present: B Manning, Cynthia Hayes, Gene Hayes, Barbara Dunlap, Bill Sullivan

Literature and Correspondence: None

Minutes: Cynthia made a motion to accept the minutes of the meeting of October 3, 2007. All in favor. The meetings from the Site Visit of October 20, 2007 were accepted with the following corrections: under Tunis, LLC Daphne Klein is also from the Conservation Commission, and Dick Kendall's name is actually Dick Hendl.

Miscellaneous Business: Cynthia made a suggestion that the Board review its by-laws. The Board would like to have copies of the "Green Book" that was mentioned at the Planning and Zoning Conference-the secretary will look into this. There was more discussion about potential alternate members; none were present at this meeting. B will contact Mr. Richardson and Cynthia will contact the Haley's to see if they are interested. The Board also discussed the Budget and the fact that there are not many lines for the Zoning Board.

Leach-Continued Area Variance Hearing. Present: Nancee and Julian Leach. B read aloud a letter sent to the Board by the Leach's stating that they believed the property lines to be accurate and that they still wanted the Board to decide upon the original request. After the letter was read, Mr. Leach said he had an alternate plan where he had angled the garage and was able to be further away from the property lines, but this plan was not preferred. After some discussion about what would happen if the original request was denied, the Leach's decided to present an alternate plan which put the garage 30'6" from the property line at its closest point, according to a map drawn by Mr. Leach. The map is not drawn to scale but Mr. Leach is sure the measurements are accurate. The property still has not been professionally surveyed as was suggested at the Site Visit, and Mr. Leach's understanding of where the property lines are is unclear.

The Board still felt that they could not make a decision on this request because the plans that have been presented to date do not appear to accurately show the property lines and the distance of the proposed garage from them. They were not convinced that there were no alternative locations although the Leach's maintain that because of the high water table, they really had no options for location of the house and septic system. They also felt that the applicants had not proven that the property had special conditions which would warrant a Variance

B felt that if the Leach's had an accurate property line and reduced the size of the garage, they may be able to have an attached garage without requiring a variance. Cynthia asked them if they wanted the Board to vote on the application or have the lines professionally surveyed and continue the meeting to next month. The Leach's chose the latter and the hearing is continued until December 5, 2007 at 7:30pm.

Tunis LLC-Continued Variance Hearing. Present: David Eckman (Eckman Engineering, for Susan Hankin-Burke), Ed Belfield, John Trachy, Dick Hendl, Barbara and Jerry Cooper, Mike Chiarella

Cynthia wants the applicant to submit another plan showing the two lots each with its own well and septic system. The number of Variances seems a little overwhelming. She thinks the applicant is trying to get “the best of everything” and that the Board must look at the shoreline, the water, the neighbors and the neighborhood. She feels that the shared well and septic system will complicate the issue and may cause problems down the road.

B disagrees with Cynthia. He feels that although options can be considered as part of the process, the Board needs to act on the proposal that has been presented to them. He is not sure that two lots with two septic systems and a house on each would require fewer variances.

Eckman Engineering surveyed the properties and presented new maps.

The proposed houses are now both 2-bedroom and the septic is for 4 bedrooms which would mean a 50/50 split for the property owners. The Board has still not seen the wording that would be on the deeds concerning joint ownership of the well and septic system. The houses meet the state setbacks, but on the maps presented tonight there would still be several variances required. The Board would like to see the houses further back from the water.

The Board would like to know the square footage of the houses and whether they would have basements. David Eckman is supposed to check with the State to see if the perimeter drains are allowed to drain into the 50’ buffer. They would like to know where the cars are going to park; there is no longer a garage on either property. There is some concern about the elevation of the house on the larger property as it looks like it may need to be raised for the gravity fed septic.

Cynthia would like to see what the properties would look like if they each had there own well and septic so that she can compare.

The Hearing was continued to December 5, 2007 at 8:00 pm.

The meeting was adjourned at 9:45 pm.

Respectfully submitted,

Linda Huntoon, Recording Secretary.