

**Zoning Board
Memorial Building**

**October 21, 2011
5:00 pm**

Present: Bill Sullivan (chairman), Bryan O'Day, Susan Chiarella, Gene Hayes, Cynthia Hayes (alt)

Absent: Steven Berkley (alt) Kathy Richardson

Also present: Charlie Hirshberg, George McCusker, Justin Hastings and Brandt Denniston

Bill called the meeting to order at 5:00pm

Nasiatka Variance Site Visit

Charlie showed that he had staked out the locations of the Driveway, Septic field, House and Garage, also the Wetland setbacks for the Board. Runoff would travel from the entrance of the driveway down past the house location due to the slope of the property. Building a stone infiltration trench that would follow along the old road location would insure that runoff does not enter the wetland area between the house and the pond.

The location of the house and garage was set in the largest area and furthest distance to the water and wetlands and to reduce the risk of forming a "dam" for the septic field.

Cynthia asked if it was possible to put the garage under the house. Charlie responded that today's standards having a garage under are not "green" because of the heat loss. House has been set to take best advantage of the water view. Cynthia asked is a deck was figured in on the footprint. Charlie said it was.

Gene asked if it was possible to move the septic, so that the house could be moved to where the garage was shown on the plan.

Board agreed there is no other location on the property to build.

Cynthia and Gene both agree the house needs to move to get best view of water and maybe a garage isn't even needed.

Gene voiced concern that if the owner were to plant a lawn and fertilize it. Charlie responded that natural landscaping could be a requirement.

Bill moved to continue hearing at the next Zoning meeting on November 1, 2011 at 7:20pm.

Meeting adjourned at 6:15pm

Respectfully submitted
Tamara Butcher