

Minutes from Meeting of 8/21/02 – Sprint, Fassett

Members Present: Stuart Schulman, Shaun Sullivan, Robert Cadle, Mark Mulligan, Chase Duffy

The Chairman reconvened the Sprint hearing and a continuation was requested and granted for 9/25/02 at 8:00 pm. The motion passed unanimously.

The Chairman convened the Fassett hearing by reading the Legal Notice.

Atty. Gmeiner, agent for Fassett, submitted a letter and explained the history of the property. The Fassetts have lived on the property since 1977 and bought additional land in 1978 that increased the property from 4,000 to 25,000 square feet. He said that the proposed dwelling is a two-family attached by a garage or breezeway. He said that the rental unit will help to pay for the necessary renovations and allow the applicant to continue to live there.

Discussion ensued regarding whether a variance is needed, because there is no setback increase. There is an increase in use, from a two bedroom to a five-bedroom, two-family.

The applicant formally withdrew the acreage variance request.

Of note: three setback variance are being requested: 1) a setback for the addition/garage; 2) a variance for the existing structure; 3) a variance for the barn on Chestnut Street, and a special permit because the height of the addition will be higher than the existing house. The location of the buildings is dictated by the location of the septic system.

Mr. Sullivan suggested placing the barn on blocks and calling it temporary.

Lance Johnson, abutter from across the street, noted that he has built six to seven houses with 1/4 mile of the residence. He said that the Fassetts are great neighbors, but he noted his concern with a five-bedroom house with tenants. He said that there could be problems with traffic and stressed that the house will be large and close to a well near Lost Lake Drive. He said that there is only one duplex in the area and he was also concerned that the Fassetts are inexperienced landlords. Atty. Gmeiner said that his clients have an approved five-bedroom septic system design.

The Board noted that the septic system is further away from the well.

Ms. Fassett said that they don't want a lot of cars and felt that the dwelling would be more like an in-law apartment.

Discussion ensued regarding keeping the garage and the ramifications of parking for a two-family.

FYI- The current barn is on the corner of the septic system.

The hearing was continued to 9/4/02 at 8:30 pm.

The site walk was scheduled for 8/31/02 at 9:00 pm.

The meeting adjourned at 10:00 pm.