

Minutes Meeting of October 1, 2003 - Argus, Lavalley

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Members Present: Stuart Schulman, Chase Duffy, Mark Mulligan, Cindy Maxwell, Dave Gandle

Chairman convened the hearing by reading the legal notice.

Mrs. Duffy stated that she is an abutter the land owner but not an abutter of the property in question.

The Blackmans stated that she could sit for this hearing.

The applicant said that the variance previously granted has expired and thus a new variance is required. The Water Department needs an additional pump capacity for adequate water pressure for the property. Construction is on hold until that pump is installed, which is likely to happen relatively soon. The circumstances are otherwise identical and the house should not be set back 200 feet.

Discussion ensued re: how to protect a variance and whether to withdraw or to grant again with the water pressure issues.

The applicant noted that a variance in hand was desirable.

Board moved to grant a variance to Argus Corp. which incorporates all representations, findings and conditions of the variance previously granted to Saganavich.

Chairman convened the Lavalley hearing by reading the legal notice.

Atty. Lyons, agent for Lavalley said that this is a simple change to a lot that is part of a three lot 1990 subdivision. He said that the existing house is on a non-conforming lot that currently is two acres with a long tail. He said that they want to break off long tail, which is already a restricted area. He said that the tail cannot be used as a subdivision road, but attaching it to the large rear parcel will allow access so that it can continue to be used as a wood lot.

Discussion ensued regarding abutting lots and ownership. Of note: Lavalley wants to keep access to the 15.76 acre lot.

Atty. Lyons said that there is no way to further subdivide the land because of other restrictions, ie conservation restrictions via brooks, etc.

The Chairman suggested asking the PB for an opinion because this is one of the oddest shaped lots created in town.

Mr. Lavalley said that they store stone, do some cutting and have Boy Scout overnights, etc.

Discussion ensued regarding the situation.

The Chairman wants to understand PB thinking regarding the lots in general before making a decision.

A site walk is scheduled Saturday at 10:00 am on 10/4/03.

The hearing is continued to 11/5/03 @ 8:00 pm.

Board moved, seconded and voted unanimously for the hearing to be continued.

PB info will be requested and required.

The Meeting adjourned 9:00 pm.