

Minutes Meeting of June 2, 2004 – Woodward, Bradley

Members Present: Stuart Schulman, Jay Prager, Chase Duffy, Robert Cadle, Shaun Sullivan

The Chairman convened the Woodward hearing by reading the legal notice.

Mr. Woodward, applicant, noted that he wants to replace the trailer on the property with a colonial house. He said that he has two daughters and wants to keep the trailer on the lot to live in temporarily. He said that the trailer will be closer to the road to enable for hook up to electricity and septic. He said that he will get rid of the trailer asap and noted that he has updated Title V permits for a four bedroom house.

Of note: the horse farm is gone and the applicant has a permit for a shed.

The Board moved to grant a variance as requested from acreage and frontage with the condition that the trailer is removed 30 days from issuance of an occupancy permit. The Board also noted that the applicant has permission to move the trailer forward.

The motion was seconded and passed unanimously.

The Chairman convened the Bradley hearing by reading the legal notice.

The applicant submitted additional documents. The house is located on a hill with a 20-foot drop off on all three sides. The front of the house is two stories and the back is three stories. The applicant has received Con. Comm. approval as long as the addition stays the same distance from the wetlands (75 ft.). Of note: where the house has a 45 foot setback, there is another 21 ft. to the edge of the road and at the 39.5 setback there is 23 feet to the edge of the road. An original plan had 55 feet of setback, and then 50 feet, and now 45 feet, which is why a variance is being requested. There is a c-shaped hill/drop off around the house.

Of note: the road is a very curvy, double ess.

The Board moved to grant a variance from setback due to the unique circumstances related to topography, etc., and because literal enforcement would be a hardship and does not derogate from the by-law.

The motion was seconded and passed unanimously.

Other business: Thad King noted concern regarding the St. George towing “caper”. He said he wants enforcement of the recurring tow trucks problem.

The Chairman said that he will talk to the Zoning Enforcement Officer.

The Bulldog Realty hearing is continued to 6/16/04 at 9:05.

The Mcelroy hearing is continued to 9:30 pm on 6/16/04.

The meeting adjourned 9:15 pm.