

Minutes Meeting of May 11, 2005 – Moseley/Kelly, Sellars, 40Bs regs.

Members Present: Stuart Schulman, Bob Cadle, Chase Duffy, Mark Mulligan, Jay Prager

The Chairman reconvened Moseley and the Board moved and seconded to continue the hearing to 6/1/05 at 7:45 pm, at the request of the applicant. The motion passed unanimously.

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

Mr. Aubuchon apologized for over extending the permit and explained why they are here. He said that the wind blows off the lake and creates snow buildup at the front door. He said that it is enclosed but stressed that he does not intend it to be living space. He said that there is no heat and is just to keep snow away from the front door. He said that he had to extend the deck out three feet to have the front door where it is, related to topography.

Mr. Prager suggested that they could have had a landing and had the door flush with the house.

Mr. Cadle was concerned that a bedroom could be created there.

Mr. Aubuchon said that there will be no bedroom, no insulation and no heat. He said that they just want a protected area for the entrance of the house. He said that there will be a separate exterior door there.

Mrs. Duffy noted that when plans are changed it puts the Board in a bad place because it could be another bedroom with no increased septic area.

Mr. Prager said that it would be easy to turn the area into another separate room. He said that he is troubled that there is no control about the final use of a room that was supposed to be a deck.

Mr. Cadle said that he was concerned because the applicant represented that there would be no expansion and now there is a 25% increase.

The Chairman said that he has a room similar to this and thus it is hard for him to imagine it as living space.

Mr. Cadle said that they are limited to one bedroom for septic and are 100 feet from the lake.

Mr. Mulligan said that it is not just that the living space is larger but that there is an increase in the total size. He said that he felt the original application was somewhat pretentious as it was and this makes it more difficult. He asked whether the roof size is different.

Mr. Aubuchon said that it is 12 x 18 and noted that he received a visit from Mr. Noyes who has

written a letter in support. He said that he has good neighborhood relations, but has had problems with the house as a whole because of how it sits on the lot. He said that he built a cantilever, as recommended by the Building Inspector, as a way to build without increasing the footprint. The deck is smaller because of the cantilever and is no closer to lake.

Mr. Prager said that it feels like a creeping increase on the inside of the house.

Mrs. Duffy noted that the house is so small as it is.

Discussion ensued regarding whether it matters if the space is just used as a larger living room.

Mr. Prager asked what the applicant would do if this was denied.

Mr. Aubuchon said he would take walls down and that it would cost about \$10,000.

Mrs. Duffy said that this is practical and said that she wants to save them money.

Discussion ensued regarding what remedies are possible.

Mr. Mulligan said that he doesn't think this could expand to a two-bedroom house.

The Board felt that it is an expansion of the originally granted permit and noted that because of the extra three feet, even if it were just an open deck, there would be an issue.

Mr. Mulligan said that what they did was wrong because it is an expansion of what was granted but this doesn't change the use of the house as a one bedroom.

The Chairman read a letter from Noyes into the record.

Mr. Mulligan noted that abutters are not opposed, as was the case before.

The Board discussed a site walk, as suggested by the Building Inspector.

Discussion ensued regarding the site walk, etc.

Mr. Aubuchon said there are 2x4s now and nothing else. He said that he could put up insulation and sheet rock but said it looks like a house now.

The hearing was continued to 7:30 pm on 6/1/05, and a site walk scheduled on May 14, 2005 at 10 am.

Megan Mahony-Wickham is, for the record, not involved in the discussion tonight of the rules and

regulations to be voted on by the Board.

Discussion ensued regarding 40b rules and regs.

Scott Wilson came as the GMAC representative regarding business tax rates and a meeting proposed for 6/8/05.

The meeting adjourned at 10:00 pm.