

Minutes Meeting of October 19, 2005 – Scarlet, Pasini

Members Present: Cindy Maxwell, Jay Prager, Megan Mahony, Bob Cadle, Chase Duffy

The Board moved and voted unanimously to send a memo to Mr. Walker that the storm water system needs to be reengineered.

The Acting Chair convened the Scarlet hearing by reading the legal notice.

Meredith Scarlet, applicant, said that the original permit was to use an existing barn, but found that the barn was in severe disrepair. The new barn will be more conforming and the riding ring will not be housing horses to live in. She said that in general the whole operation will be more conforming and stressed that she wants to do the same thing, just in a new building.

The Board moved to amend any reference to existing buildings and the special permit is attached to any building, provided that it conforms. In addition, the variance issued for the indoor riding ring, allowing a 15 foot setback, still stands.

Tom Orcott, Water Department, asked whether town water would service the barn.

Ms. Scarlet said that there are wells for the horses and only town water for the wash rooms and for human consumption.

The Board moved to grant an amendment to the existing special permit such that all references to existing buildings shall be amended to list new buildings, including a riding ring and as described in the original application. The motion was seconded and passed unanimously.

The Acting Chair convened the Pisani hearing.

The applicant was present, noting that he wants to put a deck on a non-conforming house. He said that it is a very small lot, that abuts Pleasant St. and the Rail Trail. He said that he has two small children and noted that it is hard for them to go outside. He said that the deck would overlook the Rail Trail and noted that 20 feet would separate the deck from the Trail.

Mr. Prager asked why the deck couldn't be redesigned.

Mr. Pisani said that no deck could be conforming so he wants the nicest design.

Discussion ensued regarding various safety issues and whether the deck would impede safety personnel.

Mr. Pisani said that there is a step down from the driveway and four steps into the yard. He said

one would come off of the deck at the existing landing, an estimate of about two steps.

The Board noted that the deck doesn't make access any worse than what is there now.

Mr. Pisani said that a door from the living room onto the deck will be put in. He noted that the house is well over 100 years old.

The Board moved to grant a variance from setback on Lot 112-18 to allow the construction of a deck to be no less than one foot from the lot line and according to the plan submitted and dated 5/26/05. The motion was seconded and passed unanimously.

The meeting adjourned at 8:30 pm.