

Minutes from Meeting of December 21, 2005 – Liteg, Bue

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

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

Mr. Prager was unable to attend and the applicant was presented with the option of continuing if necessary.

David Kiele, attorney for the applicant, agreed to a four member board and noted that this a good project for the neighborhood. He said that the existing trailer is an eyesore and is the only one in the neighborhood. He said that the property is surrounded by two lots that are grandfathered and under two acres. He said that the proposal is a similar size for the immediate neighborhood and Floyd Hill Road area. He stressed that with no variance, the trailer will stay for ever. He said that the replacement dwelling adds value to the area and the town.

Discussion ensued regarding how large a dwelling is acceptable, with the applicant representing that the 3000 sq. ft. range is what is in the area.

Mr. Cadle said that the mere fact that this is an undersized lot doesn't constitute a hardship.

Atty. Kiele noted that the trailer is grandfathered.

Brian Logue, builder, said that there is not much that can be done with the existing trailer. He said that it is in bad shape and not on a foundation.

Atty. Kiele noted that the BOH would love to have a new septic plan in place with the replacement of dwelling and stressed that they will be getting rid of an existing eyesore.

Mr. Cadle noted that that could be in a Water Resources District.

Atty. Kiele said that he has spoken to the BI and is not aware of any further water restrictions.

Of note: the board will find out whether the lot is in a water resource district and thus in need of a PB Special Permit.

Mrs. Duffy asked about test holes.

Mr. Logue said that some have been dug.

Discussion ensued regarding where the holes have been dug and how they show up on the plan presented.

The hearing was continued to 1/4/06 at 7:45 pm.

The Acting Chairman convened the Bue hearing by reading the Legal Notice and explained the ramifications of having a four member board.

Agent for the applicant agreed to a four member board, noting that his client wants to replace a shed with a two car garage that would provide off street parking. He said that a basement would be located because of the land drop that would be walk out and provide additional storage. He said that the only possible location is where the existing shed is and noted that the stairs to the deck will remain in between the house and garage.

Mrs. Duffy asked whether there would be any chance of a 50 ft setback.

The agent said no, due to the non-conforming nature of the lot.

Mrs. Duffy asked about abutting setbacks.

The agent noted that almost all dwellings are non-conforming regarding setbacks in the neighborhood.

Jack Balonis, abutter, said that he has worked in town 30 years in the public safety area and noted that it is better to get cars out of the road.

Ms. Swezey, assessors and abutter, noted that the Board has granted four variances for properties on Island Road.

Mr. Balonis said that he applauds helping public safety issues.

Mrs. Duffy said that if someone lives there and needs a garage then this is a good thing.

Of note: all abutters present are in favor of the variance.

The Board moved to grant to a variance to Mr. Bue to allow the construction of a garage as shown on the plan dated 11/4/05, with setbacks of 18 ft. front and 4 ft. side and with the condition that it is used as storage space and not living space.

The motion was seconded and passed unanimously. The meeting adjourned at 9:00 pm.