

ZBA Minutes Meeting of April 4, 2007 – Wooding, Pineridge

Members Present: Robert Cadle, Cynthia Maxwell, Jay Prager, Chase Duffy, Alison Manugian

Wooding

Chairman Cadle convened the Wooding hearing by reading the Legal Notice.

Mrs. Wooding, applicant, noted that she wants to put a 12 x 24 addition (extending six feet beyond the existing house) to increase studio space.

Chairman Cadle asked about the septic system.

Mr. Margolis, builder, said that the septic is slightly in front of the proposed addition, and leech field is in front of that.

Mr. Prager said that he has a problem with this because there is nothing related to soil conditions, shape, topography, etc. to justify the grant.

Mr. Margolis said that he doesn't want to jog the walls because that would not create good studio space. He said that the addition is very close to the septic system and the addition will have to be on sonar tubes because of that. She stressed that he can't move the walls differently.

Mr. Prager said that knowing the exact location of the septic system is very important as to whether the Board can grant this permit.

Chairman Cadle asked about the vacant lot next door.

Mrs. Wooding said that it is a big lot that is hay fielded every year, owned by Dave and Ann Eliot and containing their dwelling on the opposite side of the field.

Mrs. Maxwell asked about the existing studio.

Mrs. Wooding said that her studio is located in an old garage. She noted that pushing the wall out six feet gives better space and really good light. She said that she is retiring from teaching art at the middle school and wants to

continue painting and book illustrating, as well as framing. She said that everything happens all on top of each other now and she wants more space. She noted that she will paint mostly out in front because of the new windows and better light.

Discussion ensued regarding how to reconfigure the addition so no variance would be required.

Mrs. Wooding said that the house has a tiny cellar and no attic so she needs more space for storage of paintings.

The Board stressed the importance of knowing the exact location of the septic system and leach field.

Mr. Margolis said that if they were to construct a full basement the addition would need to be 20 feet from the leach field, while with sonar tubes, only 10 feet away.

Mrs. Duffy noted that she needs more space to move around as a working artist.

Mr. Prager said that he wants to know where the septic is so he has concrete facts to back up a variance.

Mr. Margolis noted that he would rather go to the back and not to the side, but that he can't because of the leach field.

Mrs. Wooding noted that the addition will have a cathedral ceiling, adding that she doesn't want too many windows. She said that she needs both wall space and also good light.

Mr. Prager asked about the height of the ceiling.

Mr. Margolis said that the ceiling will be 12 feet.

Mr. Prager asked about putting up a wall to add a window.

Mrs. Duffy noted that six feet can make a big difference in terms of usable working space.

Mrs. Manugian asked whether she considered putting an addition on the other side.

Mrs. Wooding noted that it is an expansion of an existing studio and to build on other side of the house would be too major an undertaking.

Discussion ensued regarding how to do the addition without requiring a variance.

Mr. Margolis said that usable floor space is important here.

The Board suggested to cantaliva(sp?) the addition so more floor space would be created without a variance required.

Discussion ensued regarding how to get a plan showing where the septic system is located.

Mr. Margolis said that the system is pre-Title V, from about 1984. He said that there is no plan other than a hand drawn plan from Robbin Lawrence. He said that he wants to stake it out himself rather than count on that hand drawn plan.

Mr. Prager suggested a site walk to actually see where the septic system is located.

A site walk was scheduled on April 6th at 9:45 am and the hearing was continued to 5/2 at 7:25 pm. The motions were seconded and passed unanimously.

Pineridge

The Pineridge hearing was continued to 5/2 at 7:50 pm.

The meeting adjourned at 8:45 pm.