

**ZBA Meeting Minutes May 2, 2007** – Wooding, Ganley, Pineridge

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

**Wooding**

Chairman Cadle reconvened the Wooding hearing, noting that there was a site walk to try to determine the location of the septic system.

Mr. Margolis said that he cannot encroach any further when using sonotubes and the applicant's plan is what the BOH will allow.

Chairman Cadle said that given the use, and the need to create good light for the studio, as well as the inability to move the addition back given the location of the septic system, this proposal is logical.

Mr. Prager agreed, particularly given that the tree is staying. He said that he doesn't have a strong objection.

Mrs. Maxwell said that she is okay with the project.

The Board moved to grant a variance from setback to allow the addition to be 8.5 feet from the side boundary and as shown on the plan. The motion was seconded and passed unanimously.

**Ganley**

Chairman Cadle convened the Ganley hearing by reading the legal notice.

Mr. Ganley said that he wants to erect a storage shed one foot from the side and rear boundary instead of the required 15 feet. He said that the topography is steep and with a 15 foot setback the shed would be placed on the edge of the septic system. He also noted that this location is least obtrusive to both his neighbors and himself. He said that there are mostly flexible development lots in the subdivision so all are less than two acres with a portion set aside for communal open space. He said that all lots are wooded and right on the town line. He noted that he will get rid of one existing small shed and one tent-like structure and keep one shed, adding the

new shed four feet below the existing shed. He said that an evergreen will be provided for screening.

Mr. Prager asked whether the existing remaining shed meets setback requirements and why the applicant couldn't just add on to it.

Mr. Ganley said the shed conforms but that he can't add onto it because of the location of the septic system, wetlands and a big pine tree that he doesn't want to cut down. He noted that it will be nicely hidden away if the new shed is behind the remaining shed.

Chairman Cadle asked about moving the shed out some.

Mr. Ganley stressed that this is the most unobtrusive place to put it in.

Mrs. Duffy asked whether he had spoken with neighbors.

Mr. Ganley said that he had spoken with them and they are okay with the proposal. He said that they haven't even really noticed the existing sheds.

Discussion ensued regarding the location of the rail trail and possible visibility of the shed.

Mr. Ganley said that when fully leafed out, the shed can't be seen from the trail. He noted that he bought the house four years ago with immaculate landscaping and he wants to maintain it.

Chairman Cadle said that the applicant is trying to get as far into the corner as possible and really should be trying to get out of the corner.

Mrs. Duffy noted that the lot abuts conservation land that will never be built on and said that the applicant should not make the shed be more conspicuous. She said that she thought it was better tucked back in.

Mr. Ganley said that the shed would need more bolstering if moved out

The Board moved to grant a variance from side and rear setback to allow placement of the shed as shown on the plans with the condition that the shed should not be any higher than the existing shed. The motion was seconded and passed unanimously.

## **Pineridge**

Chairman Cadle reconvened the Pineridge hearing, noting that the applicant requested a continuation to May 30, 2007, one of many after two years in the process. The Board moved to grant a continuation subject to the availability of Board Members. The motion was seconded and passed unanimously.

The Board moved to accept the as built plans submitted by GRG with the condition that the sidewalks be monitored, as requested in the memo from Bill Maher dated April 13, 2007.

The meeting adjourned at 9:00 pm.