

ZBA Meeting Minutes July 11, 2007 – Marranzini, McElroy/Grolex,
Pineridge

Members Present: Robert Cadle, Chase Duffy, Harris McWade, Jay Prager,
Alison Manugian

Marranzini

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

Dan Wolfe, engineer with David Ross, Assoc., presented a colored map showing existing conditions, noting a proposal of complete reconstruction of the home, which was built in 1948 and in the family for over 40 years. He said that conditions are such that they are not able to renovate, noting failing sections of foundation, as well as entire missing sections. He said that they will be using mostly the same footprint and that current acreage is 20,000 instead of 80,000 square feet and 170 feet of frontage instead of the required 225 feet. The only reason they are here is to facilitate work being done on a substandard lot and all setbacks are conforming. Many lots in the Lost Lake area have made improvements. He noted that they have met with the Con.Com. several times, the hearing was closed last night and they are satisfied with the plan. He said that what is now a single story house will become a two story home that can fit in modern amenities, but will remain two bedroom and won't tower over abutting houses because it is set so low.

Mrs. Duffy asked about an existing retaining wall. Mr. Wolfe noted that the wall won't change.

The Board asked for clarification regarding the existing versus new foundation footprint: 856 existing footprint, new is 1275, with total new square footage of about 2300 square feet.

Discussion ensued regarding the need for the extra space for storage.

Mr. Wolfe said that the "things" in the yard will be stored inside, on the first level, noting that they want two driveways, one paved and one gravel. He said that the proposed gravel drive is currently used but consists of pine needles, etc, noting that they are also creating a two-space paved drive so off street parking is more readily available.

Mrs. Duffy noted that the plan for this two bedroom looks larger than her three bedroom house.

Mr. Wolfe said that a different scale was used here, noting that the structure is only one bedroom wide. He said that they retained an 18 foot wide structure for two bedrooms because that is what is there now.

Mr. Prager suggested his concern that this is outside of the scope of what the ZBA can grant.

Mrs. Duffy noted that 170 feet of frontage and ½ acre is a lot of land in the lake area.

Mr. Wolfe said that Lot 147 has a large house that is more in scale with this, although not as narrow but wider.

Mr. Prager asked about square footage of some of the newer homes.

Mr. Wolfe said that those other houses are at least as big if not bigger.

The Applicant noted that if one looks across the lake, there is a house directly on the water that is certainly larger than what is proposed.

Mrs. Manugian asked about the height of the proposed retaining wall, which will be about five feet tall.

Mrs. Duffy asked whether the house would be acceptable to the Board after it is built.

Mr. Wolfe said that it would be, partially because there is a steep grade that will be brought up, making the house look minimal from the street and not too big from the water.

Chairman Cadle said that this variance will fit in with the topography issues in the lake area.

Mrs. Duffy noted thinking that the Lake has become quite beautiful and that the improvements are nice.

The Board moved to grant variance from acreage and frontage on lot 129-146, 28 Redskin Trail with the following conditions: constructed substantially as shown on plan submitted dated 5/30/07 and the floor plans submitted 7/11/07 and dated 6/7/07, and the Conservation comm. Order of Conditions be met. The motion was seconded and passed unanimously.

Pineridge

The Board moved to continue the Hicks hearing to August 8th with the request that Hicks either withdraw their 40b application because of negotiations with the BOS and Planning Board, or state their intention to pursue the 40B route with the ZBA. The motion was seconded and passed unanimously.

Grolex

The Board moved to continue the Grolex hearing to 8/8/07 at 7:30 pm.

Of note: more recent by-laws will be obtained for Board Members.

The meeting adjourned at 9:00 pm.