

**ZBA Meeting Minutes October 3, 2007** – Stark

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

Chairman Cadle reconvened the Stark hearing, noting that there had been individual site visits.

Discussion ensued regarding the criteria for granting a variance.

Mrs. Duffy said that the lot is unique and there would be substantial hardship if denied. She said that the permit can be granted without detriment to the public good and she does not see the shed there as causing problems, noting that the topography makes it impossible to place it elsewhere.

Chairman Cadle said that she could be closer to the lake and be on a flatter part of the land.

Ms. Stark said that the Conservation Commission didn't want the shed to be any closer to the lake than what is proposed.

Chairman Cadle asked what would be stored in the shed and whether it would be better farther back.

Ms. Stark said that the shed will house the snow blower, lawn mower, bicycles and recycling. She said that they need to snow blow the road because it is not paved and is not plowed by the Town. She said that these items are currently stored outside and the area would be much neater with the shed.

The Board agreed that the location of the shed was not a problem and thus moved to grant a variance allowing the shed to be 5 feet from the edge of Birchwood Avenue and approximately 18 feet, as shown on the plan provided, from the westerly boarder. The motion was seconded and passed unanimously.

The meeting adjourned at 8:30 pm.