

**ZBA Minutes June 4, 2008** – Robinson

Members Present: Robert Cadle, Chase Duffy, Cynthia Maxwell, Mark Mulligan, Alison Manugian

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

Bob Margolis, contractor, said that the Con. Comm.. didn't like the direction of the house as it faced the lake. He noted that the house was designed for that floor plan so instead they now have a full second floor which increases the amount of usable floor space by 530 feet, from 1700 to 2230 square feet. He said that the footprint hasn't changed much at all but the dwelling will have a complete second floor.

Mr. Mulligan asked about changes.

Chairman Cadle noted that what was once a salt box with a partial second floor is now just a squared off house.

Mr. Margolis said that the original plan was to have a lot of glass facing the water and now the house has been rotated so the staircase has to change and a narrower portion is facing the water. He said that now it is just a standard colonial style house with no add-ons. He noted that there is no porch because they cannot have a deck or porch per Con. Comm. conditions.

Mr. Mulligan asked whether the size of the footprint increased. Mr. Margolis said that it did not.

Mrs. Duffy noted that it is not a "McManor".

Chairman Cadle asked whether it still meets all setbacks. Mr. Margolis said that it did.

Mr. Mulligan said that he had no problem with the increase in size.

Mr. Margolis said that only one wall is extending more to increase the living space.

Mr. Eger, immediate abutter, noted that the by-law says that no lot that is grandfathered needs a variance. Discussion ensued regarding what requires a variance, etc.

Mrs. Duffy asked about how to maintain the road better.

Mr. Eger suggested that the frontage could be construed to be the right of way to Rt. 119. He said that this has always been a private right of way and true for all the dwellings on Shelters Rd.

Chairman Cadle asked who owns the right of way.

Mr. Eger said that it is shared, although most is owned by the Dearborns. He said that the right of way was privately moved because it used to go through what is now the Robinson's living room.

Mr. Robinson said that public safety vehicles had no problem getting to his mother-in-law when she suffered a heart attack, noting that an ambulance, a fire truck, etc., all made it to the house.

Of note: reference revised plan dated 4/7/08 to relocate dwelling.

The Board moved to amend the variance that was previously granted such that the site plan dated 4/7/08 is the the plan of record and the decision will reflect said plan denoting the relocated dwelling. The motion was seconded and passed unanimously.

The meeting adjourned at 8:30 pm.