

ZBA Meeting Minutes November 19, 2008 – Miles, Oakridge

Members Present: Robert Cadle, Chase Duffy, Harris McWade, Cynthia Maxwell, Alison Manugian

The Chairman convened the Miles variance hearing by reading the Legal Notice.

The applicant wanted a five member board so discussion regarding the board's proposed revised application and instructions ensued until the fifth member arrived.

Mr. Miles said that he has a 1940's garage and can't fit a car in with side mirrors so it is basically a shed. He said that he doesn't want to cut some nice trees to reconfigure driveway, and thus wants to locate the new garage as shown on the plan.

Mrs. Duffy noted that it is a long garage.

Mr. Miles noted that the length doesn't really affect the variance but wants to have a bench for tools and to store the lawn mower, etc. He said that if he didn't add footage to the length he would have just enough space for a truck with the bumper touching the wall. He noted that he is keeping the entrance and pavement the same, and is just widening and lengthening the garage.

Discussion ensued regarding the lot line vs. the actual road being the boundary to mark.

Chairman Cadle suggested moving the driveway and garage over and removing the tree.

Mr. Miles said that he could live with that but would prefer to keep the nice black oak, noting that he can barely afford the project and so wants to keep to the least expensive plan while saving the most trees.

Discussion ensued regarding whether a site walk is necessary. The Board felt that it would be helpful.

Mr. Miles said that if that's the only concession, he will make it but is not totally happy about it.

Ms. McWade noted that there are not a lot of trees on the property.

Mrs. Duffy asked whether a site walk would definitely be scheduled.

Chairman Cadle said yes, but not because of legal issues but to see how the garage would be related to trees, etc.

A Site walk was scheduled for 8:45 am, Saturday, November 22.

Ms. McWade suggested bringing a tape measure.

The Board moved to schedule a site walk on Saturday 11/22 at 8:45 am and reconvene at 7:30 pm on 12/3.

The Oakridge/Mattbob hearing was continued to January 7, 2009 at the request of the applicant.

Meeting adjourned at 8:45 pm.