

ZBA Minutes September 16, 2009 – Dufault

Members Present: Chase Duffy, Jay Prager, Bruce Easom, Megan Mahony, Robert Cadle

Chairman Cadle convened the Fraser/Dufault hearing by reading the Legal Notice and explained the hearing process.

Fred Dufault spoke on behalf of the applicant, noting that he is in a committed relationship with the applicant and they require additional storage space. He noted that he submitted one set of photos with the application.

Mrs. Duffy said that she felt that the photos would be nice but not necessary.

Mr. Prager said that he feels that the request is as represented in the application and plan, and the shed will be hidden by the garage.

Mr. Dufault said that he will store a camper and lawn furniture, etc, some of which is stored offsite or under tarps. He said that he also wants to have a garden space and a small home workshop.

Mr. Prager asked whether there is any other location on the property to place the shed.

Mr. Dufault said that any other location would encroach on the septic system, noting that he would prefer to place the shed further to the rear, but couldn't.

Discussion ensued regarding whether the shed was encroaching further on the lot line. Mr. Dufault said that he is maintaining the same setback, which is about 4.5 feet from the lot line.

Discussion ensued regarding the size of the existing vs. new shed.

Chairman Cadle suggested minimizing the variance required by sliding the shed over by about five feet to the west, by the timber wall.

Mrs. Duffy said that she felt the shed couldn't be right up next to the timber wall because the septic system might have to be replaced at some point.

Discussion ensued regarding the ramifications of sliding the shed back. Mr. Dufault said that he'd like to be able to mow between the shed and the wall.

Mr. Prager said that he feels that the shed is a benign setback violation and has no problems with the requested location.

Ms. Mahony noted that there is already an existing structure there.

Mrs. Duffy said that the shed is not encroaching on a bedroom, but just a garage.

Mr. Dufault said that there is an existing driveway that he would like to use to back up his truck to the shed.

Mr. Easom asked about whether there is a setback requirement from the BOH. Mrs. Duffy said there was not.

Mr. Easom asked whether the shed could be in the front yard.

Ms. Fraser said that it could but it would be really ugly.

Mr. Easom said that ugly is not a reason to grant a variance.

Ms. Mahoney reiterated that there is already an existing shed.

Mr. Easom asked the applicant whether the existing shed was being removed and Mr. Dufault said that it was.

Discussion ensued regarding how much space would be needed for a mower to get between the shed and the wall. Mr. Dufault said about 4.5 feet would be enough.

Mrs. Duffy said that there should be space for the mower but maybe the shed could be moved over a bit as well.

Chairman Cadle suggested turning the shed 90 degrees and moving it over, which would still allow truck access.

Mr. Dufault said that there is a big mound for the septic system that would have to be carved out in order to put a garage there.

Mr. Prager suggested a site walk and members of the board agreed. A site walk was scheduled for 9/18/09 at 1:30 pm and the hearing was continued to 7:15 pm on 9/30/09.

Mr. Easom made a motion to continue the hearing to 9/30 @ 7:15 pm, Mr. Prager seconded and the motion passed unanimously.

Mr. Prager made a motion to allow the zoning assistant to buy one copy of Robert's Rules of Order, softcover, with shipping. The motion was seconded by Mr. Easom and passed unanimously.

Mr. Prager made a motion to adjourn the meeting at 8:10 pm. The motion was seconded by Mr. Easom and the motion passed unanimously.

Minutes approved 12/9/09.