

Zoning Board of Adjustment

Craig Daniels Chairman

July 12, 2011 7 p.m.

Present: Craig Daniels- Chairman, David Dow, Cecilia Aufiero, Robert Cavalieri and Phil Neily- Administrator.

Public: William Healey of Healey Painting, Construction Strategies, Doug Evans of Evans Motor Fuels, and Doug Gamsby of CLD.

Approval of Minutes:

Minutes of 3/15/2011 and 6/14/2011 were voted on and approved.

Public Hearings:

I. Christine Lary, will request a Variance from the terms of Article IV, Section 401.3, Subsection L. they wish to add 285 square feet to an existing nonconforming building, the addition would be in the required front setback. The property (Map 6, Lot 19) is located at 14 Eastman Hill Road in the Residential (R5) District.

Construction Strategies spoke on behalf of the applicant explaining the request to add the square footage to the front of the building. Aufiero asked about the seasonal stream at the rear of the property. A new septic system has been approved for the property; this will be a pumped system. A new Artesian Well will be installed as well. The hearing was opened to the public at this time; Doug Evans reviewed the plans and asked questions of the presenters and Board.

Chairman Daniels closed the hearing to the public, the board reviewed and discussed the 5 Criteria for approval, all 5 passed unanimously.

Motion was presented by Dow to accept as presented with a second by Aufiero.

Vote to approve was unanimous.

II. Daniel Regan, will request a variance from the terms of Article IV, Section 401.2, Subsection L. They wish to place a garage within the required front setback. The property (map 44 Lot 30) is located at 93 Algonquin Road in the Residential (R3) District.

Doug Gamsby of CLD, presented of the Regans. Mr. Gamsby explained the need to locate the requested garage in this location. The plan showed the location of ledge on the property and a sharp drop in elevation further back. A Shoreline Protection Permit has been approved for this project. Pictures were presented to further help explain the request.

Chairman Daniels closed the hearing to the public, the Board reviewed and discussed the 5 Criteria for approval, all 5 passed unanimously.

Motion was made by Aufiero to approve as presented with a second by Dow.

Vote to approve was unanimous.

The Board read and discussed ZBA Procedures presented by Chairman Daniels.

Meeting was adjourned at 7:55.