

Zoning Board of Adjustment
Minutes
April 18, 2017

Members Present: Wayne Flynn, Steve Roy, Rick Eichler and Keith Roberge (Alt)

Members Excused: Tom Dyar and Lenny Knowles (Alt)

Members Absent: None

Members of the Public: John Scarinza, Ed & Laura Skaradosky

Call to Order: Meeting was called to order at 7:08 by Chairman Flynn

Appointment: Chairman Flynn appointed Keith Roberge as a full voting member

Election of Officers: Elections were passed over until more members could be present.

Minutes of November 2, 2016 – The minutes were passed over as there were not enough members present who were at the November meeting to vote on the minutes.

Case #01-2017 – Skaradosky - Variance

Chairman Flynn explained that there were only four members of the board present and that the applicants had the right to wait for a full member board. The applicants chose to continue with the four member board. Chairman Flynn read the application and asked the Skaradosky's to present their case. The property is located at 54 Cascade Flats (U15, L28). The applicants are requesting a variance to permit a 12 x 20 shed within a rear setback. The features of the lot limit possible locations of the shed as there is a pool and a small pond on the property. The property also abuts the river which adds to the setback issues. The shed will sit 3' from the property line and 2' from their existing fence. The abutting property is a home that has been vacant for more than 15 years which the applicants have tried to purchase. The abutting property also has a fence that sits on the applicant's property. The applicants provided pictures to show the board how the features of the property limit the possible locations for the shed. No matter where they place the shed, they will not be able to meet all of the setback requirements. They feel the proposed location is the most reasonable one. Chairman Flynn closed the public hearing at 7:21 and the board moved to Finding of Facts. 1) Conditions of the land affect the placement, 2) The location and height of the pool affect the placement, 3) The land slopes down toward the river in the back which will affect the placement. The board then completed the worksheets and the chairman called for a motion. Keith made a motion to grant the application which received a second from Steve. Chairman Flynn called for a roll call vote:

Rick Eichler – Yes Steve Roy – Yes Keith Roberge – Yes Wayne Flynn – Yes

The applicant was informed that the variance was granted and that by the board's decision, the abutters had 30 days to file for a rehearing.

New Business - None

Old Business – None

Public Comment – None

Adjourn – On a motion from Rick with a second from Steve, the board adjourned at 7:30 pm

Respectfully submitted

A handwritten signature in black ink, appearing to read "Michelle M. Lutz". The signature is fluid and cursive, with a large initial "M" and "L".

Michelle M. Lutz

April 19, 2017

Approved June 14, 2017