

ZBA meeting minutes * November 27, 2018

ZBA boardmembers present: Alan Pease\Chairman
Garry Baer
Justin Baer
Pam Welty

7:05pm Hearing #1: – Expansion of non-conforming structure Barbara Bertram 203 Greenville road

- Wants to add a pole carport (no walls or sides)
- Lot size is ~3/4 acre
- Setback from current house is 28' (back line)
- Setback to New Structure would change to:
 - <=2' from property line (at closest point)
 - ~28' from property line (at furthest point)
- Setback rule is 25' from property line
- Family owns adjacent lots, behind & beside)

There was a Discussion about the options for mitigating the 2' setback.

Barbara decided to consider options then come back to the ZBA.

Decision: Hearing was continued until next meeting (Dec 11, 2018) without finding

7:30pm Hearing #2 – Expansion of non-conforming structure Ben & Wendy Mattis 284 Dear Bay Road

Neil Gorman (Ross and Associates) presented the proposal for the applicants

- Neil had several meetings with ConsCom and BoH to get agreement on the current proposal before coming to the ZBA.
- Complete teardown and rebuild - to address all the ConsCom and BoH concerns.
- Existing structure:
 - 476 sq ft.
 - North offset: 9.4'
 - South offset: 12.8'
 - 63.5
- New structure:
 - 576 sq ft.
 - North offset: 9.4'
 - South offset: 9.8' (13.5' to foundation)
 - Road offset: 61.8'
 - New house will be beyond 50' setback from water
 - ~21% increase in foundation footprint
 - 50% increase in living area (second floor)
 - 100% increase in deck area
 - .15ac lot, building covers 12.4% of lot
- Proposed structure will be 50' wide x 109' long – 116' setback from the water
- Title\BoH: holding tank will be installed (no room for septic)
 - 15' from building
 - 30' from water
- The improvements substantially improved the septic conditions 4k gallon tank (compared to existing)

- The board had several questions about the discussions with ConsCom and BoH, to understand what conditions were improved in the proposal.

MOTION: The proposal is not detrimental to the neighborhood

Vote: Allen-yes; Pam-yes; Justin-yes; Garry-yes **motion is passed 4-0**

MOTION: The Board grants the Special Permit as presented;

Vote: Allen-yes; Pam-yes; Justin-yes; Garry-yes **motion is passed 4-0**

ZBA Meeting adjourned at 8:10pm