

ZBA meeting minutes * December 11, 2018

7:05pm Hearing #1: Special Permit: Expansion of non-conforming structure at 73 Erickson Road Applicant: BLR property mgmt. \ Michael Bussell

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

Michael Bussell representing BLR, presented the proposal:

- Will be a complete Teardown & rebuild of an existing house on ~0.25-acre lot
 - Building will be in the same location
- Request is to 'square off' the existing footprint, so the building is rectangular.
 - Existing building is irregular shape (south side) and want to square it off to allow for standard construction framing.
- Property setbacks:
 - North, West and East are OK
 - South: 16' (closest) to 18'5" (furthest)
- Squaring footprint will decrease South setback by 1' (16' -> 15')
 - New building dimensions: 49' x ' 30'
- Will be on a slab (no basement)
- New structure will be 1 story
- BoH-TitleV: septic & well all passed BoH inspection, will be re-used "as is" (3 bedroom)
- ConsComm: setback from wetlands OK
- BLR/Michael Bussell owns an adjacent empty lot (north and west boundaries) that is also non-conforming and small (= < .25 acres)
 - Alan asked about combining both non-conforming, small lots into 1 lot.
 - Michael will contact Planning board to combine the adjacent non-conforming lots.
- The southerly property abutter (Jim Wizwell) was present
 - He viewed the proposal, discussed the 15' property setback issue
 - After questions, Jim gave is OK to the proposed SP.

MOTION: The proposal is not substantially more detrimental to the neighborhood than the existing non-conforming use

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

MOTION: The Board grants the Special Permit with 1 condition: "the 2 adjacent non-conforming small lots (owned by BLR property mgmt.) would be combined into 1 non-conforming lot;

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

7:32pm Hearing #2: Special Permit - Expansion of non-conforming structure at 203 Greenville road (Continuation from Nov 27th) Applicant: Barbara Bertram

ZBA board members present: Garry Baer\Chairman
Justin Baer
Pam Welty

(This hearing is a continuation from the November 27 2018 hearing on this SP application)

Barbara Bertram presenting

- Explored changing property with abutters to increase setback, deal was not reached
- Applicant has updated the design, based on board feedback from the 11-27 hearing:
- Smaller footprint for carport & angled rear corner – to increase property line offset
- Updated Carport footprint dimensions:
 - East: 27'
 - South: 22'
 - Southeast (angled corner): 6'
 - West: 30'
 - North 26'
- Carport setback to side property line will be 11'

MOTION: The proposal is not substantially more detrimental to the neighborhood than the existing non-conforming use

Vote: Pam-yes; Justin-yes; Garry-yes; **motion is passed 3-0**

MOTION: The Board grants the Special Permit with 1 condition: "carport must remain open (not enclosed with sides and doors) with-respect-to the 11' property line setback"

Vote: Pam-yes; Justin-yes; Garry-yes; **motion is passed 3-0**

ZBA Meeting adjourned at 8:10pm