

**ZONING BOARD OF ADJUSTMENT
MEETING OF NOVEMBER 5, 2014
MINUTES**

Meeting opened at 7:00 PM

Bob Beach moved to correct the minute of October 1, 2014 to state that the hearing (McDonald) was "recessed" instead of "closed." Mike Delaney 2nds. Vote 4-0-0

Mike Delaney moves to record that the board directed Peter Welch to lower the height of the building 2' 8" (2' off the roof, and 8" lower in the basement. Bob B. 2nds. So voted

Bob Beach moves to accept minutes as corrected. Mike 2nds. So voted.

7:10 PM The recessed hearing on 14-089 opened. Parcel # 05/01/75.21. There were three exhibits presented: hours of lighting (Photo Cell to turn them on; Timer to turn them off). They will stay on all night until the timer turns them off. There are no houses in the vicinity they will impact.

Q. from Board: The overall height = 14' high. The existing sign is staying.

Total signage: Roof sign (50 sq. ft.); New sign (6' x 6'); and the 2 ½ x 4. Total 94 sq. ft.

Pub. Comment: None

Further Comment: The bldg. is so far back it needs additional signage to the front. No lights

Approved: 4-0-0.

7:23. PM Hearing on application 14-108A opened. Mr. Loven presented a diagram of a proposed fence with an attached "tire rack" on the back side. Wood frame, solid panels (metal over a wood frame). There will be a gate (to unload tires) two 4' x 4' gates to close 8' opening; The unloaded tires will be put in the rack. It will be a "galvanized" sheet metal fence. He might paint it next summer to match the house. The rack will have a metal roof sloping towards the road to allow snow to drop for plowing. Not only tires, other metal bits and pieces. Everything going behind the fence. Four feet high x 50 feet long.

Pub. Comment: Will used tin be used, shabby tin (?)? I don't want to look at a shabby fence from my picture window.

Motion (B.B.) to close the public hearing. RH 2nds. So voted.

7:35 PM Hearing opened on application 14-096 opened. – Parcel # 23/20/48. Levi Dykema has bought the property and moving there: auto repair business, modifying vehicles, basic auto repair. He used to be at the Maverick gas station owned by Coco.

This will be in the "honey house"; the whole bldg. will be used and all will be inside.

w/sign: a polished concrete base with the sign above 6" x 14' long

Q. from Board: How many cars in the lot (8 – 10 plus personal cars). A recessed area can hide some cars. Number of employees: 2 interns (out of school now)

L. Dykema and wife there. The house is in the back, w/3 vehicles.

Parking plan – can submit one with diagram of ingress and egress. Location of sign/ Waste oil (in 55 gal. drum); dumpster (located where the loading dock is/was).

Public hearing closed at 7:50 PM

7:55 Pm – The hearing opened on the recessed application 14-004. Parcel # 19/20/43. Peter Welch provided both sketches and elevation drawings. A new drawing was submitted today (circulated). He believes he has met all the conditions. The overall height is 30'6" from basement slab. Much conversation about the height.

No ANR documents required. Question about the need to amend the conditions.

Lawyer for the neighbors:

So that there is no misunderstanding, paperwork needs to be signed and dated. Reviewed distances on site plan; 4 pages of plans and the elevation sheet of 11/5/. The floor plans are not consistent with the plans.

Much discussion of the height of the building. The Frechette's supported the plans as they were in January – they did not reflect the 3' rise in elevation. They were comfortable with the original plans.

The new plans appear to be the same – but it is a whole new design (height; dormers) - they were trying to "copy" old camp.

The parties have tried to communicate although itchy and not pleasant. They want to keep the building height down a bit – deck come down/floor come down, adjustments can be made. Much discussion of the height continues; all parties chiming in!

Lawyer for applicant: It is important to re-address the issue of the height reduction of 2'8". The Frechettes want a 3' reduction. Liam commented that the "new plans" are like the original plans.

Rayne Herzog commented that there was no discussion of the 1st floor height. They did exactly what we asked them to do.

A thorough review of the plans discussed:

- Lower in the ground, limitations; slope; hard to reduce the height, same reasons to go up three feet (site limitations etc.).
- It is not agreeable to have the look out and the roof deck and walkway. Peter W - OK – we eliminate that. Question on stairs. NO second level stairs.

Robert Scharf: Re-visiting things again. According to the March plans, the building would rise 3'; examined each aspect of the permit; it will be under the 3' limit. The changes made all along the way have been made to accommodate the neighbors. Two changes: have the foundation where it was before; can step right out and 6" down.

Bob Beach asked about the floor level at 125.3 And the deck 6" below that

Discussion went round and round.

At 8:45 Mike Delaney moved to close the public hearing. Rayne H 2nds. No discussion vote to close 4-0-0

THE BOARD GOES INTO DELIBERATIVE SESSION.

RH moves to approve the application 14-004 submitted by Peter on 11/3/14. The roof dropped 2' off the ridge line and 8" out of the basement (2'8") less making the 1st floor 127'. And eliminate the look-out extension. BB 2nds. So voted. - 4-0-0.

A motion was made (BB) to revise the fourth condition stipulate on 3/5/2014. It should state that a state licensed engineer or site technician be used for septic approval. Mike D. 2nds. So voted - 4-0-0

The Board returns to Mr. Loven's application:

RH moves that it be approved and constructed as follows;

4 x 4 vertical posts, 6-8 feet apart. 2 x 4 stringers, 3 per panel.. Each panel to be 6'-7' high (full vertical panels)
The fence is not to exceed 100'-110' and keep the 25' setback. 8' gate with 2 4' gates

The Box to be 50' x 4', with 2 levels to hold approximately 140 tires (cannot exceed 200 tires total.)

All tires and metal materials are to be inside.

To be painted by July 1st (color to match the house).

So voted - 4-0-0

The Board returns to Mr. Dykema's application:

RH speaks: site plan required, no more than 6 – 8 cars and no junkers; no wrecks. The dumpster is to be located discreetly; the waste oil is to be collected and sold. The hours will be 8 AM -5 PM (M-F). The sign is approved as presented. BB moves it. Mike D. 2nds. Approve - 4-0-0

Meeting adjourned at 9:30 PM.

Kenneth E. Wheeling , Scribe