

ZONING BOARD OF ADJUSTMENT
Minutes of October 1, 2014
Approved

Present: Bob Beach- Acting Chair, Julie Adams, Alyth Hescocock, Rayne Herzog, John Paul and Mike Delaney

Visitors: Peter Welch, Robert Scharz, Liam Murphy, Barbi McDonald, Marty Ferris, Sarah Stradtner

The regular meeting is opened at 7:00 pm.

#14-004- Barry and Barbi McDonald, Kimball Dock Road

The hearing is re-opening at 7:05 PM. Peter Welch speaks for Barry and Barbi McDonald. Peter explains the new plans, submitted on 09/08/14, are accurate and the septic letter is now on file. Liam Murphy speaks for David and Mika Frechette. Liam describes the Frechettesq concerns over the new plans. They believe that is was not properly warned. They are concerned that the warning was for an addition and not a rebuild. They believe that the footprint is moving, the volume is increasing and the porch is closer to the lake. Robert Schar speaking for the McDonalds says that 3 notices were given and the changes shown on the new plans are only design changes. Their goal was to be less impactful. No time limit was given on the conditions. Peter Welch describes the changes. The basement level is shown on the new plan. The lakeside dormer was changed from a gable dormer to a shed dormer and the height is 2q taller than the prior plans. Peter says they are willing to lower the ridge 2qto the height of the original plans. Moving the building farther from the northern boundary would be costly, be higher in elevation and remove several trees. Barbi McDonald speaks. She says that they didnq want to demolish the building because her grandfather built the camp, but once they began the remodel it became apparent that it was not practical to renovate. They have made attempts to make it look original. Marty Ferris speaks. He is concerned that it is only one neighbor who made a complaint and how that may set a precedent. Liam submits a letter and drawing depicting the new plans relative to photos of the old camp. The board asks Peter to submit plans to lower the height of the building 2q8+(2qoff the roof, and 8+lower in the basement.

Public hearing for the application is recessed at 9:00 PM

#14-089 Mark & Molly Valade, Starry Night Cafe

The public hearing opens at 8:35 PM. Sarah Stradtner of Distinctive Landscaping Inc. speaks on behalf of Mark & Molly Valade. A letter granting permission is submitted. Sarah describes the proposed sign. It will be located 50qfrom the center line and approximately 27qfrom the edge of the road. The sign will be right on the property boundary. Because the sign will be partially in the parking lot a spot will be eliminated and grass will be planted around the sign with some minor landscaping. It will be a reflective surface similar to the %dorsford Nursery+sign on

RT#7 in Charlotte and have downcast lighting. Sarah is unsure about the hours the sign will be lit. Board asks Sarah to submit plans showing details of the parking lot, lighting and hours the sign will be lit.

Public hearing for the application is closed at 9:00 PM

Meeting adjourned at 9:00 pm.

Respectfully submitted, Alyth Hescoock