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DRAFT Minutes August 20, 2014

Attendees: Bill Francis, Jim Ferguson, Carl Slusarczyk, Bruce Skivington, and Marisa Roy.

Also present: Andy Marchese, Zoning Enforcement Officer, and Debra Sterling, Recording Secretary

The meeting was called to order at 6:30 p.m. and the opening statement was read by Bill Francis, Chairman of the Board.

Jim Ferguson, Board Secretary, read the agenda:

1. RICHARD DEMARIA, 59 SOUTH STREET, seeking a variance from Section 12.3.2 parking within ten feet (10') of a property line, to allow parking four feet (4') from the side yard property line, installing a gravel pad twelve feet (12') by forty feet (40') for parking of a travel trailer, in the R15 Zone.

2. ANTHONY SCOTT PARIBELLO, 6 HEMLOCK DRIVE, seeking a variance from Section 4.4.1.5 twenty foot (20') rear yard setback, to allow construction of a twelve foot (12') by sixteen foot (16') shed approximately thirteen feet six inches (13'6") from the rear property line.

Andy Marchese explained a variance was requested by Applicant, Richard Demaria, for a 12 x 40 gravel parking pad for the applicant to park a tow behind camper on his property. Mr. Marchese stated the Engineering Department has reviewed and approved the desired location for the same. The Board Members discussed the hardship noted on the application.

Richard Demaria was present and came forward with Ronnie Boyd to speak on his application. Mr. Demaria would like to obtain a variance for a four foot (4') sideyard setback in order to park a 5th wheel (travel trailer) at their residence. Due to the property being wet most of the year, and the soil conditions, this is the only place they can install the pad without ripping up their property by parking the trailer elsewhere.

Marissa Roy questioned the Engineering approval. Mr. Marchese explained the Applicant would have to obtain an Engineering Permit for the proper installation of the pad but the location was verbally approved by the Engineering Department.

Carl Slusarczyk questioned the hardship. Applicant stated all yards in the area had wetlands issues; the soil is deeper and property is wet most of the year. Mr. Slusarczyk also questioned the Applicant about the sketch provided with the application. Jim Ferguson questioned the Applicant about the shed on the property.

Bill Francis asked Mr. Marchese if all abutters were notified and Mr. Marchese responded that all abutters had been properly notified. Mr. Francis questioned the audience if anyone wanted to come forward and speak in favor of, or in opposition of, the application.

Robert and Nancy Michaud of 57 South Street, abutting neighbor of the Applicant, came forward in opposition of said application.

Mr. Michaud opposes the granting of a four foot (4') setback as he and his wife are concerned with the awning, or any part of trailer, overhanging onto their property. Mr. Michaud spoke about his research and education on trailers and felt the pad was not necessary; he further stated he did not want to give up the use of any part of their property.

Jim Ferguson asked Mr. Michaud to clarify. Mr. Michaud expressed concern with awning being extended and overhanging onto his property. Mr. Michaud's opinion was that the trailer should be placed further back on the Applicant's property by their existing shed. Mr. Michaud discussed ongoing unrelated issues between the neighbors over the years.

Jim Ferguson stated he would like to see an engineered drawing/plot plan with more detail in order to make an informed decision.

Jim Ferguson produced a picture which he took himself of the property and showed the same to the Board Members and Zoning Enforcement Officer. Mr. Michaud asked if he could come forward to view the photo and he was allowed to do so. Members left their seats to gather around Mr. Ferguson and Mr. Francis and a discussion was held.

Bill Francis asked the Applicant to come forward once again to answer questions about the canopy/awning. Mr. Demaria stated he intended to pull the trailer straight in onto the pad so the awning, and any other part of the trailer, would be facing his property and would not overhang onto Mr. Michaud's property.

Discussion held regarding hardship, possible stipulations and on-going issues between neighbors unrelated to the variance.

The hearing was closed and discussion held.

Jim Ferguson made a Motion to grant the variance from Section 12.3.2 parking within ten feet (10') of a property line, to allow parking four feet (4') from the side yard property line, installing a gravel pad twelve feet (12') by forty feet (40') for parking of a travel trailer, in the R15 Zone, due to topography and wet soil conditions. Bruce Skivington seconded the Motion. Members in favor of granting the variance were Bill Francis, Bruce Skivington and Marissa Roy; Members in opposition were Jim Ferguson and Carl Slusarczyk. Motion is defeated and variance denied.

Second item on agenda was read by Jim Ferguson.

Andy Marchese explained a variance was requested by Applicant, Anthony Paribello, to install a 12 x 16 shed in the rear yard of his property (corner lot) having rock and ledge, and the applicant was requesting

a rear yard setback in order to construct the shed in the only available level location. Photos passed to Board Members and marked in as "Exhibit A" and "Exhibit B".

Anthony Paribello was present and came forward to speak on his Application. Mr. Paribello would like to construct a 12 x 16 shed for storage purposes. There is exposed ledge on his property and he wants to put the shed on level space which is located approximately thirteen feet six inches (13'6") from the rear property line.

Carl Slusarczyk questioned the Applicant about the construction details of the shed.

Bill Francis asked Mr. Marchese if all abutters were notified and Mr. Marchese responded that all abutters had been properly notified. There was no one present in the audience to speak in favor of, or in opposition of, the application.

The hearing was closed and discussion held.

Carl Slusarczyk made a Motion to grant the variance from Section 4.4.1.5 twenty foot (20') rear yard setback, to allow construction of a twelve foot (12') by sixteen foot (16') shed approximately thirteen feet six inches (13'6") from the rear property line, due to topography. Marissa Roy seconded the Motion. All were in favor for a unanimous vote.

Next item on the agenda, approval of the June 18, 2014 meeting minutes.

Jim Ferguson made a Motion to approve the June 18, 2014 meeting minutes. Bruce Skivington seconded the motion; the minutes were approved by 4 affirmative and 1 abstention (Carl Slusarczyk not present at June meeting).

Carl Slusarczyk made a Motion to adjourn the meeting, Member of the Board seconded the motion (name of Member inaudible due to technical difficulties with recording equipment); the meeting was adjourned at 7:36 p.m.

Submitted by: Debra Sterling

Debra Sterling