

Zoning Board of Adjustment (via Site Visit @ 123 Parker Road & Land Only West Side Road (720 W.Side)
Monday, May 10, 2021
4:30 PM
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Chairman Frank Mai called the meeting to order at 4:25 PM.

Members Present: Frank Mai – Chairman, Barbara Hanson, Richard Mallion, Chuck Lockhart and Joyce McGee – Secretary.

Members Absent: Thomas Jackson

Public Present: Elaine & Jeffrey Wiseman, Amy & Brian Lurvey (123 Parker Road)
Gregg Crowell & Margaret Gale (West Side Road)

Chairman Mai read the following:

Public Hearing(s):

Special Exception:

#2021-001: Owner/Applicant – Wiseman, Jeffrey, Elaine – 123 Parker Road, Tax Map 230 Lot 024:
who is/are requesting a Special Exception to convert a barn into a one to two bedroom detached ADU in-law apartment. Article XVIII-Activity: Single Family Home – Section 12: Accessory Dwelling Unit (ADU) – 12.5 (e) of the Development Code.

Chairman Mai read the Special Exception application as submitted. The Board asked about the size of the barn, Secretary McGee stated the property card says 24'x24'. The Wiseman's verified that it is a 24'x24' barn, 2 story. The square footage if full 2 story would be 1152 sq. ft., which meets the ADU standards of not exceeding 1500 sq. ft. Plan is to convert to a one bedroom where two bedrooms are allowed.

Water and Sewer – Mrs. Wiseman stated that the well is private and produces a large amount of water, the barn is already serviced with the water. The septic is private and she has spoken with Mark VanderHayden, he advised that a one or two systems can be done to accommodate both structures. Mrs. Wiseman has an existing system now but would like to have a new system designed.

No abutters were present.

A motion was made by Richard Mallion to approve the Special Exception Application as complete, seconded by Chuck Lockhart. All in favor, motion carries. APPROVED

A motion was made by Chuck Lockhart to GRANT the Special Exception for an in-law detached ADU (Accessory Dwelling Unit), seconded by Richard Mallion. All in favor, motion carries. APPROVED

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5:00 PM

Chairman Mai read the following:

Variance:

#2021-002: Owner/Applicant – Crowell, Gregg & Phyllis Trustees of the Evergreen Revocable Trust – West Side Road, Tax Map 243 Lot 018: who is/are requesting a Variance to build a 12'x12' shed 5' from the property line where 25' setbacks are required. Article XIII – Absolute Criteria for all Development: Site Design Standards – 6.29: Setbacks of the Development Code.

Chairman Mai read the Variance application as submitted. The owner advised that the shed will be a 10'x12' on blocks, not a 12'x12'. It was determined that the drawing submitted for the location of the shed was a poor drawing. The shed is closer to the R.O.W. then shown. Some fill had been brought in about a year ago the owner advised. The owner also owns the abutting lot which has a dwelling on it (720 West Side Road). Barbara Hanson, wondered if the lots could be merged. Yes, but owner doesn't want to do that or a Boundary Line Adjustment. 720 West Side Road is also a small lot that could not meet the setbacks if the shed was to be on this lot.

Ms. Gale an abutter had concerns of the shed being close to the R.O.W. Chairman Mai stated the road is a R.O.W. which the Town does not maintain. The lots along Forest Lake in this area are very small with not being able to meet the 25' setback requirements therefore not very many options.

Mr. Crowell advised that he was going to use the same color of the house for the shed and it would have a garage door, the height of the garage door would be about 7'.

It was discussed if either lot owned by Mr. Crowell was sold and the buyer did not want the shed that it would be removed by the applicant, Mr. Crowell.

A motion was made by Barbara Hanson to approve the Variance application as complete, seconded by Chuck Lockhart. All in favor, motion carries. APPROVED

A motion was made by Barbara Hanson to GRANT a variance to allow a shed within 5 feet of the property line, where 25 feet are required by code and if owner ever sold either of the lots and the buyer did not want the shed that it would be removed by the applicant, seconded by Chuck Lockhart. All in favor, motion carries. APPROVED

Minutes:

A motion was made by Barbara Hanson to approve the November 9, 2020 meeting minutes as written, seconded by Richard Mallion. All in favor, motion carries. APPROVED

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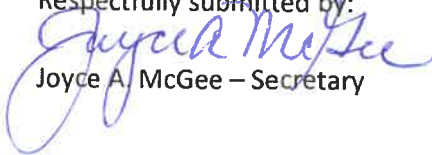
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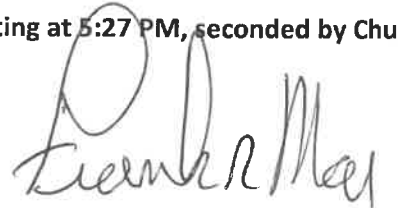
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A motion was made by Richard Mallion to adjourn the meeting at 5:27 PM, seconded by Chuck Lockhart. All in favor, meeting adjourned.

Respectfully submitted by:



Joyce A. McGee – Secretary



Frank Mai - Chairman