

**ZONING BOARD OF APPEALS
MINUTES
Regular Meeting
November 9, 2020**

**REGULAR MEETING AT 7:30 P.M.
MUNICIPAL CENTER**

ROOM 302

PRESENT: P. Autunno, J. Autunno, R. Michalik, and S. Shaw

STAFF: John Bossi, Town Engineer (video and audio)

ALTERNATES:

ABSENT: R. Macellaro (Alternate), Jamie Ricci (Alternate), Brian Ouellette

I. ROLL CALL:

There was quorum. The meeting was called to order at 7:40 pm.

II. UNFINISHED BUSINESS:

Application #20-10-01 Sun Nae Dutcher of 20 Pequot Road seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements to permit the reduction of the minimum easterly side yard from fifteen (15') feet to eleven (11') feet to facilitate the construction of a garage for a property known as 20 Pequot Road.

The applicant Sun Nae Dutcher explained the variance request. This explanation consisted of reviewing a 6-page prepared statement. In this statement, Ms. Dutcher highlighted her health conditions and why a front facing garage is needed. She explained that a twenty-four (24') foot wide garage is needed in order to comfortably utilize the garage. She reviewed two options: the requested twenty-four (24') foot proposal and a smaller twenty (20') foot alternative. Anything less than twenty-four (24') feet she explained would not allow for reasonable access into and out of each vehicle. She also presented to the Board a letter of support signed by nineteen (19) of her neighbors.

J. Autunno asked the applicant to confirm the existing shed was going to be removed and the proposed new garage addition would be one story. The applicant confirms

the shed was going to be removed and the new garage structure would be one-story.

R. Michalik asked the applicant what the existing garage space would be converted to. The applicant explained the space would be used for storage.

III. PUBLIC HEARING:

Application #20-11-01 Denis Boutin of 1A James seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Standards, Paragraph 3 to permit the construction of a shed with a roof mid-height of sixteen (16') feet in lieu of the permitted maximum of twelve (12') feet for a property identified as 1A James Place

Denis Boutin, applicant, presented his application. He explained his existing shed was damaged beyond repair by a fallen tree. The proposed shed would be built on the same footprint as the original shed. The only difference would be a loft space the reason for the variance request. The loft space would be used for additional storage.

R. Michalik questioned the applicant on what the hardship was. The applicant explained he needed additional space and the only practical method of achieving this was adding a loft space. Making the shed larger in the applicant opinion wasn't practical because of wetlands, septic system and its proximity to the neighbors.

P. Autunno further questioned the applicant on why the shed could not be made larger and suggested the applicant further investigate increasing the size of the shed.

IV. NEW BUSINESS:

Request to approve Application #20-10-01 Sun Nae Dutcher of 20 Pequot Road seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements to permit the reduction of the minimum easterly side yard from fifteen (15') feet to eleven (11') feet to facilitate the construction of a garage for a property known as 20 Pequot Road.

R. Michalik made a motion to approve Application #20-10-01. This motion was seconded by S. Shaw. The request was deemed reasonable. The characteristic of the land sloping upward toward the structure hindered maneuverability into a side facing garage, thus a front face garage seemed more practical. There were no objections from neighbors. Many supported the approval of the variance.

The motion passed 4-0.

Request to approve Application #20-11-01 Denis Boutin of 1A James seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Standards, Paragraph 3 to permit the construction of a shed

with a roof mid-height of sixteen (16') feet in lieu of the permitted maximum of twelve (12') feet for a property identified as 1A James Place

R. Michalik made a motion to approve Application #20-11-01. This motion was seconded by S. Shaw. During the discussion that followed, the board did not agree a hardship existed. The applicant was encouraged to consider enlarging the footprint of the shed to achieve the needed additional storage.

The motion failed 0-4, (P. Autunno, J. Autunno, S. Shaw, and R. Michalik).

V.MINUTES:

**A motion was made by: J. Autunno to approve the minutes of September 14, 2020.
Second by: S. Shaw**

All in favor 4-0 Motion Passes

VI. BILLS AND COMMUNICATIONS:

None

VII. ADJOURNMENT:

Motion to adjourn by: J Autunno

Second by: R. Michalik

All in Favor 4-0 Motion Passes. Meeting adjourned at 8:15 pm

Respectfully Submitted.

John R. Bossi
Recording Secretary