

ZONING BOARD OF ADJUSTMENT

March 6, 2012

APPROVED as amended:

4/3/12__jrl_____

AGENDA: SPECIAL EXCEPTION: FREDERICK SANTUCCI,
10 Tamarack Terrace, #217-088 (12SE01)

ATTENDING: Alan DeStefano (Chairman), Larry Denton, Ashley Dolloff,
Richard LaFlamme (alternate)

ABSENT: Lorraine Bohmiller (away)

OTHER: Michael Capone (Town Administrator)

The meeting opened at 6:04pm. Mr. DeStefano explained that one member has resigned, one is away, and we do not have any alternates. He asked the applicant if he wished to continue or wait for a full board. Mr. Santucci stated that he would like to continue.

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The secretary read the application, list of abutters notified, where the application was advertised and stated that there were no telephone calls or any written correspondence received.

Mr. Denton asked if this was to be a full floor addition and Mr. Santucci stated that it is. Mr. Denton then asked what the additional height will be. There was some confusion as to whether it would be 7' or 8' (as shown on the plan). Mr. Santucci stated that the cottage is very small so they wish to add a second floor in the same footprint. All of the members were have concern over the height. Mr. DeStefano explained that, typically, the Board requires plans that show the present building and measurements (including height) and then plans that show the proposed building and the same measurements. Mr. Santucci stated that the plan presented is one square per 1'. He thought it would be 7' higher but the plan shows 8'. A discussion followed concerning this difference. Due to this, the Board was unwilling to declare that the application was complete.

Mr. DeStefano explained that they need plans of the side and front elevations of the present building and then side and front elevations of the proposed building. Mr. Denton added that this gives the Board what is current and also what the addition would look like. We need to have a complete application. Mr. Santucci expressed his disappointment with the delay and added that he wants a higher pitch to the roof so as to better handle snow.

SANTUCCI SPEC. EXC. continued:

L. Denton made a MOTION, second by R. LaFlamme, to CONTINUE THE SPECIAL EXCEPTION HEARING FOR FREDERICK SANTUCCI TO APRIL 3, 2012 AT 6:00 P.M. The motion CARRIED.

Mr. DeStefano stated that it would be helpful, also, if he brings a detail of the lot showing the proposed cottage in relation to the other cottages on the lot. He again stated that the Board also needs the current height (side and front) and the proposed height (side and front). Mr. Santucci explained that he originally had 6 cottages but this was changed when he put in the new septic system which allows for just 6 bedrooms.

MINUTES OF FEBRUARY 7, 2012:

The following amendment was made:

Page 8, 4th paragraph, 9th line, replace "Ms. Dolloff" with "Mr. DeStefano" and in the 10th & 11th line, replace "Mr. DeStefano" with "Ms. Dolloff".

R. LaFlamme made a motion, second by L. Denton, to approve the minutes as amended. The motion carried.

CORRESPONDENCE:

The LRPC request for nominations of volunteers was looked at and will be in the office if anyone wishes to nominate someone. The Feb. 2012 Town & City magazine will also be in the office for anyone's perusal.

OTHER:

A discussion was held in regard to remaining consistent with applicants and how, if the checklist is not completed, the applicant should be advised that it could (and probably would) cause delays. Mr. Capone added that he as well as Ms. McClay, Permit Processor, and Ms. Laferriere, spoke with this applicant as to his needs.

NEXT MEETING:

The next ZBA meeting is scheduled for April 3, 2012 at 6:00 p.m. On the agenda are the election of officers and the continuation of Mr. Santucci's hearing.

With no other business, L. Denton made a motion, second by R. LaFlamme, to adjourn at 6:30 p.m.

Respectfully submitted,
Jan Laferriere, recording secretary