

ZONING BOARD OF APPEALS MEETING MINUTES 4/7/2021

MEMBERS PRESENT: Jim Reinke, Kurt Parliment, Jim Buckley, Dick Johnston, Vaughn Hathaway

MEMBERS ABSENT: Ashlyn Coyle

STAFF PRESENT: Michelle Buck, Town Planner; Brooke Hammond, Department Assistant

ORDER OF BUSINESS

1. **Public Hearing, Special Permit**
67 Lakeview Drive, home addition, Jeffrey & Kandra Gervais
2. **Approval of Minutes:**
 - February 24, 2021
3. **Correspondence/General Board Discussion:**
 - Miscellaneous Updates
4. **Adjourn**

Mr. Reinke called the meeting to order at 6:00 PM.

1. Special Permit – 67 Lakeview Drive

Mr. Buckley reads the public hearing notice. Voting members are Jim Reinke, Kurt Parliment, Jim Buckley, Dick Johnston, and Vaughn Hathaway

Mr. Gervais bought the land directly across from the house at 67 Lake View Drive on auction from the town. Mr. Gervais owns the house at 67 Lake View Drive and plans to move to Leicester with his family once the garage and house renovations are completed.

Mr. Johnston notes that the Board approved a garage across the street from a house recently on the same road. Mr. Hathaway asks if the setback distance includes the roof overhang on the garage. Ms. Buck states in the Zoning Bylaws roof overhangs must be outside the setback. Mr. Hathaway says the garage may need to be moved or made smaller to conform to the 10-foot setback regulation. Mr. Gervais says only the left side has an overhang in the setback. Ms. Hager, the Gervais' representative, says a condition can be added to the decision to include the setback regulations, and that she can work with the builder to make sure there is no overhang into the 10-foot setback. The condition will be that "the applicant shall modify the garage as needed to ensure overhangs are conforming with zoning setback requirements."

Mr. Reinke wants to make sure the garage lot does not become its own property if the house were to be sold. Ms. Buck spoke to the Zoning Enforcement Officer who said there should be a condition stating that this garage is accessory to the house at 67 Lake View Dr and it would be a zoning violation for the garage lot to be sold separately.

The Board agrees to include a condition stating the garage is only permitted as an accessory structure to the house at 67 Lake View Drive and would not conform to zoning if the lots are not under common ownership.

Motion: Mr. Hathaway moves to approve the special permit with conditions as articulated by Ms. Buck.

Second: Mr. Parliment

Discussion: None

Roll-Call Vote: (5-0-0)

Motion: Mr. Johnston moves to close the public hearing for 67 Lake View Drive.

Second: Mr. Parliment

Discussion: None

Roll-Call Vote: (5-0-0)

2. Approval of Minutes

February 24, 2021

Motion: Mr. Parliment

Second: Mr. Johnston

Discussion: Ms. Hammond will fix typographical errors pointed out by Mr. Hathaway in an email earlier in the day.

Amended Motion: Mr. Hathaway moves to approve the minutes as discussed.

Second: Mr. Johnston

Discussion: None

Roll-Call Vote: (5-0-0)

3. Correspondence/General Board Updates

a) Future Meeting Dates

To be determined when an application is submitted.

b) New Member Application

A citizen volunteer application was submitted April 7, 2021. This citizen, if approved by the Board, will be the 3rd alternate on the ZBA. Ms. Hammond will contact the applicant before the next meeting date.

4. Adjourn

Motion: Mr. Parliment

Second: Mr. Johnston

Discussion: None

Roll-Call Vote: (5-0-0)

Meeting was adjourned at 7:39 PM.

Respectfully Submitted,
Brooke Hammond, Department Assistant

Documents included in meeting packet:

- Agenda
- Town Planner Memo dated 4/1/2021
- Public Hearing Notice for 67 Lakeview Dr
- Special Permit Application dated 3/5/2021 – 67 Lakeview Dr
- Survey Plans - 67 Lakeview Dr

- Elevation Plans – 67 Lakeview Dr
- Abutter's List – 67 Lakeview Dr
- 2/24/2021 ZBA meeting minutes