

**ZONING BOARD OF APPEALS
MEETING MINUTES
July 10, 2019
254 Rawson Street**

Members Present: Vaughn Hathaway, Chair; Jim Reinke, Vice Chair, Jim Buckley

Members Absent: N/A

Alternate Members Present: Richard Johnston

Staff Present: Michelle Buck, Town Planner; Maureen Schur, Department Assistant

The meeting was called to order at 7:40PM.

Board Re-organization:

MOTION: Mr. Hathaway moved to appoint Mr. Reinke as Chair, Mr. Buckley as Vice-Chair and Mr. Hathaway Clerk.

SECOND: Mr. Reinke

VOTE: All in favor

Mr. Hathaway explained the meeting is being videotaped as well as audiotaped. He also stated only 4 Board members were present therefore all 4 Board members would have to vote unanimously to approve the Special Permit. Mr. Hathaway asked the petitioner if he would like to go forward with the hearing. The petitioner, Mr. Timothy Sanko, stated he would like to proceed.

Public Hearing, 254 Rawson Street, Special Permit

Mr. Hathaway opened the hearing at 7:43PM and provided an overview of the hearing process. Voting members for this application are as follows: Vaughn Hathaway, Jim Buckley, Richard Johnston, and Jim Reinke.

Mr. Hathaway opened the hearing up to the petitioner.

Mr. Timothy Sanko gave an overview of the proposed construction of the 3-bay garage in the front yard of his property. Mr. Sanko explained he built his home 30 years ago, and that the proposed garage will be approximately 250 feet from the road and can't be seen from the street. Mr. Sanko explained there will be electric in the garage, but no septic, water or gas. He explained the use of the garage is to house his car, his wife's car and their boat. He also wants more space for all of his lawn care equipment. Mr. Sanko provided the Board with a large plot plan and plans for the garage. He stated the garage will match the existing house. Mr. Sanko further explained the need to put the garage in the proposed space due to the placement of his septic system and the driveway. He doesn't want to have to relocate the driveway and can't put the garage over the septic system.

Mr. Hathaway asked if the Board had any questions.

Mr. Johnston stated he has been driving by this property for 27 years and it is very private and the garage would not be seen from the street.

Mr. Hathaway stated he drove by the property and agreed with Mr. Johnston.

Mr. Reinke asked about the use of the upstairs. Mr. Sanko stated it would be used for storage only. He has no plans to make an apartment. Mr. Reinke explained if that should change Mr. Sanko would have to come back to the Board for permission.

Mr. Buckley stated he saw no issues with the plan.

Mr. Reinke checked to see if there was a certified plot plan; there was one in the applicant's file. Mr. Reinke also confirmed the proposed garage would be set back 250 feet from the street.

MOTION: Mr. Buckley moved to approve the Special Permit to build a 3 bay garage in the front yard at 254 Rawson Street.

SECOND: Mr. Reinke

DISCUSSION: None.

VOTE: All in favor.

Mr. Hathaway explained the filing and appeals deadlines. The Board will withhold issuance of the written decision until receipts for abutter notification are submitted.

MOTION: Mr. Reinke moved to close the hearing.

SECOND: Mr. Buckley. Discussion: None.

VOTE: All in favor.

MOTION: Mr. Reinke moved to adjourn the meeting.

SECOND: Mr. Buckley

VOTE: All in favor

The meeting adjourned at 8:07PM.

Respectfully submitted,
Maureen Schur, Department Assistant

Documents included in meeting packet or otherwise sent to ZBA in advance of the meeting:

- Zoning Board of Appeals Agenda 7/10/2019
- Memo from Michelle Buck, Town Planner
- Public Hearing Notice
- Application materials submitted by Mr. Sanko, applicant dated 6/2/2019

Documents submitted at meeting:

- Plans for 3 bay garage