

**APPROVED**  
11-18-06

ZBA Minutes, August 24, 2006  
Public Hearing  
James and Pamela Ennis

Zoning Board of Appeals Members present were Chairman Steve Barto, Julie Thompson, Pete Keefer, and Mervin Hurst. Mike Cleere was absent due to a prior commitment. Mr. and Mrs. Ennis were the only people in the audience.

The meeting was called to order by Chairman Barto at 6:31 PM. Mr. Ennis spoke of how they enjoyed the area and want to retire here. His desire is to live here year-round, instead of using as a cottage. The current cottage, built in 1920, is only 2 feet away from the north property line. His proposed dwelling would be 8 feet away from the north property line, as well as maintain the 10 foot south set-back. The lot is shaped like a bow tie, making it difficult to conform (to current regulations.) He is trying to do his best, without overwhelming the lot, leaving room on the sides for repairs and access. Mr. Ennis stated that he doesn't want to move the house forward because he wants to stay in line with the other homes. He does not want to obstruct their view. The double-wide is already pre-formed, 26x8 footprint, which does not include eaves. It has 1 bedroom, small den, bathroom, kitchen, and living room. It is chalet-looking and will be on an engineered slab. Steve motioned to close the public hearing at 6:40 PM, seconded by Pete. Vote 4/0

Chairman Steve Barto motioned to accept the application for discussion, seconded by Julie Thompson

In the discussion, Chairman Barto cautioned Mr. and Mrs. Ennis to be precise in measurements. He said to be sure pins are set properly. Pete Keefer added that they need to be exact where the pins are. Mr. Ennis noted that they have located the pins set in concrete. Again, Chairman Barto cautioned that the 8 foot set-back is just that, 8 feet.

Motion by Chairman Barto to accept the application and move to a vote, second by Julie Thompson. Vote: 4/0 APPROVED 8ft. set-back on north side of dwelling.

Zoning Officer, Bob Halladay will be notified

There was a brief discussion concerning lake properties and the need to be "tighter" on how we give set-backs, as they are cramped down there now. Chairman Barto is worried about "down the road" with possibilities of fire spreading do to encroachment. Julie Thompson added that everyone wants a piece of lake property. Mervin Hurst wondered where do you draw the line? "You are on my property!" Steve Barto said the State has set up laws, certain criteria that has to be met, and that the Town can add to the criteria.

Mention was made that a recent ZBA approval for a variance may re-surface. A resident was approved for a 6 ft set-back to build a garage, instead of the 10 ft. requirement. There has been a stop work order placed on construction on the other side of her house, due to encroachment within the 10 ft set-back there, which no variance was requested prior to construction. The board will be notified if a new application comes into the office.

In other business, the minutes of the April 29, May 25, and July 20<sup>th</sup> meetings were approved. Vote: 4/0.

Julie Thompson motioned to adjourn, seconded by Mervin Hurst. Meeting adjourned at 7:25PM.

Respectively submitted,

Susan Hensel  
ZBA Clerk