

ZONING BOARD OF ADJUSTMENT

MAY 20, 2015

ATTENDANCE: Chair David Dumaine, Dana Dix, Troy Felisko, Marshall Dix, Lyman Tefft, Scott Reed. Clerk Linda Donaghue. Zoning Administrator Gig Zboray.
Applicants: Pam and Gordon Moore, Steve and Terry Morse, Dale Sprague.
Additional: Rob Wheeler

At 7:01, Dave Dumaine opened the hearing to hear three requests for variances. He described the process of hearing the variances, making decisions after the meeting and sending letters with decisions.

Dale Sprague was asked to present her appeal for insufficient setback for an intended deck on her property. She brought photos of the house. Gig noted that setback is 40 feet from the street. Road is 49 ½ feet wide and Dale measured the proposed setback as 60 feet. Considering the width of the street, there is insufficient setback (approximately 35 feet). The house and large porch are already existing and the house is closer to the road than the proposed deck. If approved, work can begin in fourteen days from verbal notification.

Gordon Moore was up next. Addition to the garage in Whitingham Village does not meet required setback. Commercial zone requirement is 20 feet. This addition would be 17 feet from the road. Gordy discussed further details about the plan.

Steve and Terry Morse then presented their application for variance. Steve wants to change the lot lines and an existing building would then not meet setback requirements. The farm was “chopped” but when Vermont Land Trust became involved, conflicts were evident in the pieces not being contiguous and Steve and Terry’s lot not having enough for a septic system if their current system fails. The existing building is 20 feet from property line. Although the line in question abuts conservation land that cannot be developed, the setback requirement is 50 feet. The conservation land is also owned by the Morses’. Even if the entire farm is sold, development cannot occur on or within feet of the conservation land.

At 7:29, Dana made a motion to grant the Sprague variance to build the deck, Scott seconded, all in favor.

At 7:32, Lyman made a motion to grant the Moore variance to construct the addition, Dana seconded. There was further discussion. All in favor.

At 7:36, Scott made a motion to grant the Morse variance to construct the addition, Lyman seconded. There was further discussion of the difference between “waiver” and “variance.” At 7:44: All in favor.

There is another application for a variance: Brian and Marianne Matteson building an addition to both ends of a garage with insufficient setback from the road. He had already begun construction. Upon receiving a letter from Gig, he made an application and ceased construction. Hearing set for Thursday, June 18 at 7:00.

At 7:59 Dana made a motion to adjourn, Marshall seconded, all in favor.