

Board of Adjustment
July 26, 2011
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Present:

Members: Bob Stetson, Carol Clauss, Paul Jackman, Brenda Tillberg, Steven Heffernan

Witnesses: Martha Halnon, Stan Livingston, Virginia Bukowski, Tim Heffernan, Jesse & Jessica Orvis

Meeting called to order at 7:30p.m. by Steven Heffernan.

Steven Heffernan swore in all applicants and witnesses.

Application #11-01 SD of Christina Livingston for a right-of-way approval for a 1 lot subdivision located on the east side of Burpee Rd (Parcel #060134.4). The property is in the Rural Agricultural 5 acre zoning district. Said application requires approval under Section 502 for Required Frontage On, or Access To, Public Roads.

Stan Livingston explained that his daughter would like approval for a 50' right-of-way for the lot that is being created at the back of the property. Steven Heffernan asked if there was any issue with the site distance for the location of the driveway. Stan said that he has not heard from Peter Bouvier, Road Foreman that there is an issue. Board feels that there is no issue with the ROW and will set conditions. Bob Stetson moved to approve Application #11-01 SD for a right-of-way approval for a 1 lot subdivision with the following conditions; 1) applicant needs to submit a copy of the deeded 50' right of way, 2) the site distance and location of driveway is approved by Peter Bouvier, Road Foreman in writing, and 3) that the driveway will be located as indicated on the drawing that was submitted with the right-of-way being 50' from the northern boundary line. Carol Clauss seconded. Motion passed (5-0) with all in favor.

Application #11-04B of Jesse Orvis for approval for temporary use of a camper trailer during construction of a new residence located at 88 East St (Parcel #235167). The property is located in the High Density Residential zoning district. Said application requires approval under Section 516: Temporary Uses and Structures.

Steven Heffernan swore in Jesse and Jessica Orvis as they came later.

Jesse Orvis explained that he would like to put a camper trailer on the lot and have it hooked up to sewer and water for 3 months while his house is being built. Brenda Tillberg asked if he has already applied for a building permit for the house to be built. Jesse explained that yes he had. Jesse will have one year if this is approved to build the house and remove the trailer. Paul Jackman asked how far off the road the camper would

be parked. It is a narrow stretch of road and will need to be out of the town right of way. Virginia Bukowski asked if the lot has been surveyed and asked about what they will be excavating for. Jesse said that they would be putting in a frost walls and understands about the steep bank and will not be digging into it. Carol Clauss moved to approve Application #11-04B for temporary use of a camper trailer during construction of a new residence with the following condition that the camper is parked on the property so that it will be out of the town right of way. Brenda Tillberg seconded. Motion passed (4-0) with Brenda Tillberg, Carol Clauss, Paul Jackman, & Steven Heffernan in favor and Bob Stetson recused himself.

Tim Heffernan asked questions about his lot off Burpee Rd and said that Bill Bryant had called after the last time that he was before the Board and suggested that Tim apply for a variance. Tim has consulted with Dave Bronson on his piece of property. Tim discussed the idea of a variance with the Board Members. The members of the board suggested that Tim hire Dave Bronson for his assistance on what can be done with the property.

Meeting adjourned at 8:15 p.m.