

Zoning Board of Appeals
Meeting Minutes
Monday, December 12, 2011

Zoning Board of Appeals Attendees: David Connolly, David Delaney, Matthew Perkins, Linda-Dyer Martin

Other Attendees: Margaret Hoffman, Robert Davis, Katie Davis, John Poirier, Derrick Spence

Zoning Board of Appeals Chairman, Matthew Perkins opened the meeting at 7:50 p.m.

The Zoning Board of Appeals reviewed the Zoning Board of Appeals meeting minutes of November 7, 2011. Matthew Perkins made a motion to accept the Zoning Board of Appeals meeting minutes of November 7, 2011.

Continuation of Public Hearing ZBA Case 2012-4V: 49 Beckford Farm Road:

Matthew Perkins was not in attendance for the opening of the hearing on this case on October 17, 2011. Linda-Dyer Martin was not in attendance for the continuance of the hearing on this case on November 7, 2011. Both Linda-Dyer Martin and Matthew Perkins signed an affidavit that they had read the minutes from the meeting each has missed on this case.

The applicant, Robert Davis, stated that he had requested and reviewed previous ZBA Cases involving variances for swimming pools. He referenced two previous ZBA Cases, 86-10, 125 East Street, and 95-2V, 23 Old Schoolhouse Lane, where rear yard variances were granted due to topography and irregularly configured lots.

The applicant stated that without this variance, there was no where else on the property where the pool would fit.

The applicant provided plot plans from South Shore Gunitite illustrating the placement of the pool on their lot. The applicant has decreased the amount of the variance he is requesting based on the shifting of the stairs off the deck.

Linda Dyer-Martin asked the applicant about septic, topographical, and wetland issues on his lot.

David Connolly mentioned that the applicant would need to provide an engineered plan before the ZBA could vote on his requested variance.

ZBA Board members proposed visiting the site of the requested variance before making a decision.

The hearing was continued to January 30, 2012 at 7:45 p.m.

Informal discussion regarding height variance for possible sports complex at 637 Washington Street:

John Poirier and Derrick Spence spoke briefly with the Board about a height variance for two domed sports fields to be located at 637 Washington Street.

The applicants are seeking a variance from the Town's height regulations of a maximum of 35 feet. The applicants expect to be requesting a 7 to 12 foot variance for height.

The applicants will be submitting applications to both the ZBA and Planning Board for this project.

Assistant Town Planner, Margaret Hoffman, gave a brief update on the status of the Woodland Village Comprehensive permit. The applicant has filed a Notice of Change with the Housing Appeals Committee.

The Board discussed administrative items – time of meetings, mailings to abutters, and general rules of the public hearings.

Matt Perkins made a motion to adjourn the meeting at 9:10 p.m. David Delaney seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Secretary