

Zoning Board of Adjustment  
July 21, 2020  
Public Meeting

Members Present: Chris Stafford, Jason Holder, John Russo, Walter Baird, Michelle Cooper, Roger Whitehouse

Others Present: Gail Turilli, David Farry, Ashley Bose

Chris stated that the meeting was being held consistent with the governor's order that remote participation is permissible. A roll call was taken of the members participating and the phone number was given for anyone with technical difficulty.

Chris stated this was a continuance of case 2020-7 for a proposed 28'x30' garage within 5ft of abutters property line. Mr. Farry was asked to submit an updated plan with new dimensions

Mr. Farry presented a new certified plot plan from Amerisite Surveyors with dimensions now being 9.6ft from the corner of the foundation to the property line, 8.6ft roof line and 13.6ft in the back. Chris noticed that there was a shed on the plan that shows it being within 5ft of the abutters property line. Mr. Farry stated the shed was on the property when he moved in and is planning on either moving it or tearing it down completely.

Chris stated in order for the Variance to be granted, there would need to be a restriction for the shed to be moved outside of the property line setback. Mr. Farry was in agreement to this restriction.

The Board reviewed the criteria for voting. Each point was unanimously agreed in the affirmative through a roll call vote:

- . The proposed is not contrary to the public interest,
- . The spirit of the ordinance is observed,
- . Substantial justice will be preserved,
- . Surrounding property values will not be affected,
- . There appears to be a hardship appurtenant with the layout of the parcel,
- . The proposed use is reasonable

With the Board having unanimously voted on each point in favor of granting the variance, the notice of decision letter will be sent to the applicant. He can present this to the Building Inspector and proceed with obtaining a building permit.

Other Business:

Walter briefly discussed the use of email per ZBA Rules of Procedure, stating that once information gets to Gail it is subject to 91A. Chris emphasized that opinions sent via email should be avoided and if sent it would need to be shared in a public meeting. Roger stated that it is ok for information relating to preparing for the next Board meeting be shared via email.

The 7/2/2020 minutes were reviewed and minor changes made. Chris made and John seconded a **motion to accept the minutes as modified**. All in favor, minutes accepted.

49

50 At 7:35, Roger made and John seconded a **motion to adjourn public meeting and go into non-public**  
51 **session.** The motion **passed** unanimously. Chris recused himself from non-public session, meeting  
52 adjourned.

53

54 Respectfully submitted,

55 Gail Turilli