

Approved

BOA Site Walk Minutes for April 19th, 2014

First Site Walk, Case #ZO2014-00005, Keith McCann

8:30AM

Present:

BOA Members: Dave Hennessey, Peter McNamara, Chris LaFrance, Bill Kearney, Pauline Guay, and Darlene Culbert
Engineer: Joseph Maynard
Applicant: Keith McCann
Neighbor: Ken Cooley

Dave Hennessey started the site walk by explaining that it was a continuation of the case at hand and would be continued to May 12th.

Joe Maynard showed the actual shed corners, lot line, and new proposed location of shed. He also stated that the current retaining wall would be raised to match the proposed finish grade of the septic system.

Dave Hennessey showed the approximate location of the shed if it was to be moved 4' from the lot line.

Peter McNamara asked how difficult it would be to move the shed.

Joe Maynard stated that the shed has a floor and shouldn't be difficult to move.

Peter McNamara asked how high the grade was going to be raised for the septic/shed.

Joe Maynard explained the heights which was approximately 1'+ above the existing grade.

Bill Kearney asked about moving it to a different location

Keith McCann mentioned that it would be a hardship if the shed was moved 4' from the lot line as the driveway would be lessened.

Pauline Guay asked what the width was between the house and the fence line headed towards the water.

It was stated that it was approximately 10' +/- for the current driveway width.

Ken Cooley asked why the shed couldn't be shifted back towards the house.

Joe Maynard responded that it couldn't be moved because of the proposed septic system. Joe also mentioned that the fence was directly on the lot line and that a retaining wall would be built to retain the proposed finish grade for the septic system against the fence.

Ken Cooley mentioned that the boat parked in the driveway was parked purposely at angle to show tightness if shed was moved closer towards driveway.

Ken Cooley also mentioned that the retaining wall in driveway has no condition over septic system.

Joe Maynard mentioned that moving the wall would impact the driveway.

Meeting Adjourned at approximately 8:43AM

Second Site Walk, Case #Z02014-00006 & 7 Dan & Debra Constant

9:10AM

Present:

BOA Members: Dave Hennessey, Peter McNamara, Chris LaFrance, Pauline Guay, Bill Kearney, and Darlene Culbert

Engineer: Joe Maynard

Applicant: Dan & Debra Constant

Neighbors: Ted Teichert, John Spottiswood, Kevin Lynch

Dave Hennessey started the site walk by explaining that it was a continuation of the case at hand and would be continued to May 12th.

Joe Maynard started by explaining that the area in which the site walk started was one of the areas to be developed which is a 2.2 acre property (Case z02014-00007), the 2nd (Case z02014-00006) to be developed is to be a lot line adjustment. He explained that the new proposed house on 1st lot was to meet all setbacks. The existing camp located on the 2nd lot was to be relocated. The proposed new house would be set back from the existing location in which it stands. Joe mentioned that the 2nd lot (z02014-00006) does not have 1 acre and does not have legal frontage on town road. The 1st lot (ZO2014-00007) only does not have frontage on town road.

Peter McNamara asked if the topography would change.

Joe Maynard responded that it would be lowered slightly.

Neighbor/Abutter asked about the character of the neighborhood.

Dave Hennessey stated that yes it was a concern and that it would be closely viewed.

Ted Teichert mentioned stipulation by neighbors.

Dave Hennessey stated that the ZBA is a yes or no board. Sometimes stipulations come into play however the ZBA is not a wheeler dealer board.

Peter McNamara stated that conditions could be added to the variance.

Dave Hennessey stated that once through the ZBA the properties would not need to go through the Planning Board.

The neighbors/abutters stated that they would have their own conditions that they would bring to the meeting on May 12th.

Joe Maynard mentioned that having the conditions would helpful at the next meeting.

Peter McNamara asked how many houses Springdale services.

Joe Maynard stated that there is 9 houses

Peter McNamara asked about the plowing of the road.

The neighbors/abutters stated that the lower portion of the road was never plowed.

Dave Hennessey asked if the road had an association.

The neighbors/abutters stated that there was no association.

The neighbor/abutters mentioned that the road could be expanded to 25'

Joe Maynard stated that the road would maintain the same condition.

The neighbors/abutters mentioned that the road is not a town road.

Dave Hennessey stated that it was understood that it was a private road however still a right of way.

The neighbors/abutters asked if a permit was pulled for the tree clearing and if anything was posted.

Joe Maynard stated that an intent to cut permit was pulled for the clearing of the trees. He was unsure of any posting but agreed that the logger should have posted if he didn't.

Bill Kearney asked if the lot (zo2014-00006) could be increased to 1 acre.

Joe Maynard stated that yes the lot could be increased to 1 acre in size. Joe also mentioned that in order for the applicant to get insurance on the property the road would need to be maintained.

Neighbors/abutters mentioned that the roadway was an issue for the fire department.

Joe Maynard mentioned that the logging company was able to access the property without any issues.

John Spottiswood asked if there could be fire department feedback on the roadway.

Kevin Lynch asked about approvals, appeals, and instant build.

Joe Maynard stated that a shore land permit would not be needed.

Dan Constant stated that they would not look to start until after labor day/fall.

Neighbors/abutters were concerned about equipment.

Dave Hennessey mentioned that it could be a stipulation.

Pauline Guay asked about the house size on the large lot.

Joe Maynard mentioned that it would just have the camp to be moved placed on it. Joe also mentioned that there would only be (1) house per lot. The proposed house for lot (z02014-00007) would be shown at next meeting 5-12-14 along with square footage sizes.

John Spottiswood asked what style house would be built on the large lot (z02014-00007).

Joe Maynard stated that it would be a ranch style home with an attached garage.

Dave Hennessey stated that a variance will only be determined by what is in front of the board currently.

John Spottiswood mentioned concern of property values.

Dave Hennessey stated that one of the reasons for site walks is to see the character of the neighborhood, conditions, safety, etc.

Meeting Adjourned at approximately 9:50AM