

June 7, 2016

DRB Members Present: Rich Curtis (Chair), Norman Hill, Jeff Cueto, Steve Kappel, Ken Santor, Mark Lane, Andrew Greenwald

DRB Members Absent: Carol Welch, Kim Watson

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Steven Stoufer, Les Church

Call to Order: 7:00pm

Public Comment: None

Additions to Agenda: None

The regular DRB meeting was called to order after a site visit at 6:30pm to the Stoufer's property.

Setback Variance Review of Application #16-023, submitted by Les Church

The Chair opened the hearing at 7:01pm by reading the warning: "Setback variance review of Application #16-023, submitted by Les Church, to construct 15'9" x 10' rear deck and 11'6" x 22'5" second story dormer additions to the residence owned by Steven & Maria Stoufer located at 2295 Brazier Road. The house is a §3.10 pre-existing, non-conforming structure in Zone D – Rural Residential & Agricultural District, located almost entirely within the mandated 75-foot front and 50-foot side setbacks. The applicant requests §7.6 variance relief from the setbacks." The applicants were sworn in at 7:02pm. Mr. Stoufer noted that they are fixing the house and the roof and making the structure more energy efficient. The cape was built in the 1880's and was one of the original 5 or 6 houses in the Center. The gable end was brought out and they are adding pitch to the roof to aid snow removal.

The DRB reviewed Section 7.6, Variances and found the following:

- 1) Unique physical circumstances or conditions
Motion: I move that this criterion is met because the house pre-dates zoning it is in a good location on the lot and the additions fall with the setbacks. Made: Mr. Cueto, second: Mr. Hill
Vote on Motion: Passed 7-0
- 2) Reasonable use of property
Motion: I move that this criterion is met because it was built before zoning existed. Made: Mr. Hill, second: Mr. Cueto
Vote on Motion: Passed 7-0
- 3) Hardship not created by homeowner
Motion: I move that this criterion is met because the homeowners did not create the hardship as the house was built in the 1880's. Made: Mr. Curtis, second: Mr. Kappel
Vote on Motion: Passed 7-0
- 4) Character of the neighborhood
Motion: I move that this criterion is met because the design is respectful of the environment and the neighborhood, it will not reduce access to renewable energy resources or be detrimental to public welfare. Made: Mr. Kappel, second: Mr. Cueto
Vote on Motion: Passed 7-0
- 5) Least deviation from regulations
Motion: I move that this criterion is met because the house is not venturing further into the setbacks and represents the least deviation possible from these regulations. Made: Mr. Lane, second: Mr. Cueto
Vote on Motion: Passed 7-0

Motion: I move to grant a variance for Application #16-023 as all of the criteria have been met. Made: Mr. Cueto, second: Mr. Hill

Vote on Motion: Passed 7-0

Review of Minutes

May 17, 2016

Motion: I move to approve as amended. Made: Mr. Cueto, second: Mr. Lane

Vote on Motion: Passed 7-0

Other Business

ZA Report

- Orchard Valley is moving on to look for a more logical landing spot for the daycare, came in to talk to the ZA to see what they can do with their property
 - Will possibly use the two houses purchased by the Perchliks as teacher housing
- Possible adaptive re-use of a barn – restaurant proposed on Horn of the Moon Road
- County Road – new home bakery, homeowner would like to sell her goods from the house

Motion to adjourn. Made by Mr. Curtis; seconded by Mr. Lane. Passed 7-0. Meeting adjourned at 7:25p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary