

Present: Gary Frenz, Chair
Carl Heilman
Thad Smith
Pat Farrell, Alt #1
Scott Olson, Alt #2

Also Present: Jim Steen, Zoning Administrator
Bill McGhie, Planning Board Member

Tom Johansen, Bill and Pat Meisel, Matt Cifone

Agenda Items: File #2014-05AV Tax Map 55.17-1-31 McCarthy, Janet & Edward
File # 2014-06AV Tax Map 105.2-1-47 Therrien, Elizabeth & Francis
File#2014-02AV Tax Map#72.13-1-32 Tumblebrook Farm LLC- Greenwald
File # 2014-03A Tax Map 88.-2-21 Crystal Lake HOA

The regular meeting was called to order.

Pledge

Chair appoints Pat Farrell, Alternate #1 a voting member in absence of Cheryl Erickson and Scott Olson, Alternate #2 a voting member in the absence of Charles Lewis

Approval of Minutes: Discussion ensued regarding the July 2014 minutes and several minor changes were made. Pat Farrell made a motion to approve the July 2014 minutes with the appropriate corrections, 2nd by Thad Smith. All Ayes.

Gary Frenz announced that File 2014-03A Crystal Lake HOA and File #2014-002AV Tumblebrook Farm applications will be tabled until further notice, and asked if anyone was present regarding the two projects. Since there were no comments or questions, the Board reviewed the next file on the agenda.

NEW BUSINESS: File #2014-06AV
Tax Map 105.2-1-47
Therrian, Elizabeth and Francis
15 Pine Ledge
Shoreline setback variance to build a 10'x 10' deck, 2' from shoreline.

Frank Therrien stated that the proposed deck 100 square feet will be close to the ground and will allow them to sit down by the lake.

Jim Steen stated that the deck is 10' x 10' in size and is not in violation of the APA Act.

Being no further comments or questions, Carl Heilman made a motion to deem the application complete and schedule a public hearing, 2nd by Pat Farrell, All Ayes.

PUBLIC HEARING: File#2014-05AV

Tax Map #55.17-1-31

9 Cozy Cove

McCarthy, Janet and Edward

74'9" Shoreline setback Variance to remove three existing seasonal camps and replace with one year round residence

Matt Cifone, representing the applicant stated that his clients will be keeping the new home in the same general location, there will be a new septic and new well.

Gary Frenz asked if the contractor has spoken with Jim Steen, Zoning Administrator regarding the septic.

Jim Steen stated that it is under review and may need to install a NORWECCO system.

Matt Cifone stated that this proposal will be a big improvement to the property.

Carl Heilman stated that three (3) older buildings will be removed and replaced with one (1) new building and the zoning only allows for one (1) structure.

Gary Frenz stated that the buildings were pre-existing, non-conforming.

Carl Heilman asked if the three (3) buildings were grandfathered.

Jim Steen stated that yes, the three (3) buildings are grandfathered, but would need to be replaced within one (1) year, and that this Board can make a condition of approval of no more than one (1) building.

Matt Cifone stated that there would not be room for another building on the property.

Carl Heilman stated that currently there are two (2) cabins twenty-five feet (25') from the lake.

Matt Cifone stated that there are a little closer than that.

Thad Smith asked if the concrete wall would be removed.

Matt Cifone stated yes.

Pat Farrell asked if the crushed stone would remain on driveway.

Matt Cifone stated yes.

Brief discussion ensued regarding the roof line and the storm water runoff of three (3) buildings verses one (1) building.

Gary Frenz stated that the terracing in the front will break the flow of water to the lake.

Brief discussion ensued regarding the siding being used, after which Gary Frenz asked if anyone wanted to speak regarding this project.

Bill Miesel, 7 Cozy Cove Rd stated that he is in full support of the project.

Jim Steen stated that his office has not received any correspondence regarding this project.

Being not further comments or questions, Carl Heilman made a motion to close the public hearing, 2nd by Pat Farrell. All Ayes.

UNFINISHED BUSINESS: File#2014-05AV

Tax Map #55.17-1-31

9 Cozy Cove

McCarthy, Janet and Edward

74'9" Shoreline setback Variance to remove three existing seasonal camps and replace with one year round residence.

The Board reviewed the Area Variance criteria:

- 1) There will be no undesirable change to the character of the neighborhood or detriment to nearby properties: This will be an improvement to the neighborhood with a new structure replacing three (3) structures. Neighbors on both sides are in support of the project. The new home will be a year round residence, present structures are failing.
- 2) The benefits sought by applicant could not be achieved by any other means as the applicant is removing all three (3) structures and replacing with one (1) structure. This is beneficial reducing the number of buildings on the parcel. The new structure will be moved back further from the lake then currently, the septic will be replaced.
- 3) The requested variance is substantial, but the new structure will not be any closer to the shoreline than the existing structure. The new structure will be the same square footage as the existing three (3) structures, visually the two (2) buildings take up a greater width than the new home.
- 4) There is no effect or impact on the physical or environmental conditions in the neighborhood as this will be an overall positive improvement due to new septic, new driveway with proper drainage, less area for water runoff as the proposed terracing, use of crushed stone and some asphalt will help eliminate drainage issues.
- 5) The alleged difficulty was not self-created as the existing buildings were built before zoning, these are not year round homes.

This is the minimum variance necessary.

Conditions: None

Thad Smith made a motion to approve the 74'9" shoreline setback variance per discussion, 2nd by Scott Olson. All Ayes.

PUBLIC COMMENTS: NONE

BOARD COMMENTS: NONE

Thad Smith made a motion to adjourn the meeting at 7:45 PM, 2nd by Carl Heilman. All Ayes

NEXT MEETING: September 23, 2014

Respectfully Submitted,
Christine Hayes, Acting Secretary.