

Appeal Board Meeting
October 19, 2017

Members present: Cathy Blake, Norman Casas, Bob deGroff, Lowell Freiman, Traci Hoffman, James Kearney, Dorothy Sainio, Bob Temple Public: Sheryl Bartlett, David Bartlett, Henry Sainio

Lowell Freiman called the meeting to order with roll call at 7:08PM. Bob deGroff will sit in as a voting member for James Kearney. James Kearney did attend the meeting.

Dorothy Sainio moved to accept the 07/14/16 summary as written, Cathy Blake seconded, all in favor.

Old Business – None

New Business

Pre-application meeting regarding a variance for Sheryll Bartlett on Noyes Lane. Lowell Freiman asked if anyone on the Board has a conflict of interest; there was none. The Board has jurisdiction to hear this variance request; it is in the Town Ordinances (4.2 and 6. 12 statues).

Lowell Freiman asked the applicant to summarize the variance request.

Sheryl Bartlett stated the variance is a request to build a house less than 100 feet from the water's edge of Washington Pond. David Bartlett stated this lot has been in the family for over 50 years but couldn't afford to build. The parents sold the property to the kids a few years ago who would like to fulfil their parent's dream to build in a manner that is good for the pond and the neighborhood. Because it's a unique, small lot they would like to utilize it as best as possible and keep it environmentally safe, attractive and build in a quality manner. Bob Temple stated that when the lot was originally purchased the setback was 25 feet, in the mid 80's it was changed to 50 feet setback, in the mid 90's it was changed to 100 feet setback. The distance from the pond to Noyes Lane is just about 100 feet, give or take a little bit. The applicant is proposing to do, which has always been allowed-but DEP has changed the zoning (no one has fought them on it); they own both sides of the road so they have to put the septic system, by the plumbing code has to be 100 feet from the water. Most of the camps on Noyes Lane are less than 100 feet. What they are proposing will be further back than most of the houses on Noyes Lane. Bob suggested the Board do a site walk before a public hearing.

There was some discussion regarding the septic system and the size of the lot. Bob Temple will send Mary Anderson the notice for the newspaper and abutters.

Lowell Freiman stated they had all the information needed for the variance. The site visit is scheduled for Saturday, November 4 at 10:00am. The public hearing will be scheduled for November 9, at 7pm. Bob Temple will notify DEP. Lowell asked the Board if they thought it would make sense to have our town attorney here for the public hearing. Lowell will touch base with Peter Drum.

Norman Casas moved to adjourn the meeting at 7:27pm.

Respectfully submitted,

Mary Anderson

