

owner has not been provided. Ms. Coppola recommended the submission waiver for completeness purposes since the information has been provided in the application.

A motion to approve a submission waiver from Items #5 and #7 on the checklist was made by Vice Chairman Gamache, which was seconded by Mr. Wilson. This was carried on the following roll call vote:

Ayes: Cheskis, Gamache, Gale, Thompson, Wilson, Voitach and Walker

Nays: None

Mr. Bueschen testified that a variance is needed due to the shape of the property. At one time the property was zoned R-1 which required a 15' setback. The property was rezoned. Due to the size of the property it is not grandfathered (3.5 acres). The property is long and narrow; it is 150' wide by over 1,000'+/- deep. A majority of the property is wooded and will remain undisturbed. If the garage was constructed with a 30' side yard two trees and the existing patio would have to be removed. If the garage was constructed further back more trees would be removed and it would conflict with the septic line. The garage is lined up at the end of the driveway. The neighboring property is buffered with thick vegetation so there would be no view from the neighbor's house to the garage. The 200' aerial map was displayed.

In response to Ms. Coppola's comment 2d, Mr. Bueschen explained that since the location survey was prepared, the driveway has been paved and expanded. The driveway is 15' off of the property line. The proposed location will be right at the end of the driveway and the driveway will not be widened any further. The existing garage that is attached to the house is being converted to living space. The proposed garage will be 42.6' from the neighbor's house.

Mr. Bueschen showed pictures of the buffer between the garage and the neighbor's house. The subject lot and the neighboring lots were all developed under the R-1 standard with a lot width of 150'. The character of the area remains R-1. The lots are very elongated and exceed the 2-acre requirement and are not grandfathered. The proposed garage location complies with the R-1 standards.

Mr. Bueschen will confirm the height of the garage but he believes it is 12.5' to the top of the roof and 14.5' to the cupola. He will not install a garage higher than 15'. The garage is steel and it will be approximate to the color of the house. The roof will be an evergreen color. There is not a second story in the garage. There will be no commercial use and no industrial chemicals stored. There will be lighting inside but there are no plans for exterior lighting. The garage is pre-fab. The siding will be vertical. The Board suggested the siding be horizontal if possible. The garage will be on a slab and there will be no destruction of tree roots. The garage will be sited at the very end of the existing driveway.

Nancy Bueschen was sworn in. Mrs. Bueschen discussed the amount of trees and bushes on the property line that buffer the two properties.

Mr. Bueschen said it is their intention to leave the trees. The garage is for parking of their residential vehicles. There is no commercial use proposed.

Ms. Coppola noted that the negative and positive criteria have been met. The prevailing character of the area is R-1.

The meeting was opened to the public. There was no public comment. A motion to close the public hearing was made by Mr. Wilson, which was seconded by Chairman Walker. This was carried on the following voice call vote: Ayes (7) Nays (0) Abstentions (0)

Mr. Bernstein summarized the conditions: 1) exterior lighting on the garage is okay for security. The light will be focused downward and shielded. 2) The applicant will draw the widened portion of the driveway on the survey. 3) The garage will be used for ancillary storage and parking of cars. 4) The survey will be revised to add the owner/applicant name. 5) There will be no habitable area or home occupation. 6) Horizontal siding is suggested but not required. 7) Height is to be no greater than 15'. 8) The standard Board conditions that are applicable to this application.

A motion to approve the application subject to the conditions was made by Vice Chairman Gamache, which was seconded by Mr. Wilson. This was carried on the following roll call vote:

Ayes: Cheskis, Gamache, Gale, Thompson, Wilson, Voitach and Walker

Nays: None

V. MINUTES

June 18, 2013 – Regular Meeting

A motion to approve the minutes was made by Mr. Wilson, which was seconded by Vice Chairman Gamache. This was carried on the following roll call vote:

Ayes: Walker, Gamache, Gale, Thompson, Wilson, Voitach, Francolini and Post

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 8:25 p.m.