



TOWN OF SALISBURY
Office of the Board of Appeals
Colchester Room, Town Hall 5 Beach Road

MEETING MINUTES – PUBLIC HEARING

Hearing Date: April 24, 2018 @ 7:00 pm

Members Present: Susan Pawlisheck (Chairperson), Derek DePetrillo (Secretary), Kevin Henderson, Linda Tremblay, Joseph Stucker.

Members Not Present: None

Additional Persons Present: Scott Vandewalle, Zoning Officer/Building **(Inspector)**

(Chair)person Pawlisheck called the meeting to order @ 7:00 pm.

(Chair) advises Board and audience that there is not a functioning microphone in use so please keep this in mind when speaking. **(Inspector)** offers cell phone for recording.

1. NEW PUBLIC HEARINGS

- A. Case No. 18-09 Petition for Relief by Variance:** Build a garage with a five foot setback from the property line.

Address: 17 Gardner Street

Applicant: Bonnie Griffith

Bonnie Griffith, Applicant **(Ms. Griffith)** approaches podium and explains she wants to build a garage and push it back into the far left corner of her property.

(Chair) asks what the required setback is and **(Ms. Tremblay)** asks if the dimensions of the proposed garage and addition are 17x18?

(Ms. Griffith) explains that she is asking for the setback for the proposed garage; the addition already meets the 20 foot setback.

(Chair) discusses various setback requirements; possibly requiring both a side and rear setback. **(Chair)** also asks if there is any other place on the property to place the garage.

(Ms. Griffith) explains the shape of her lot; explains if the garage is placed where proposed, it would be safe for backing in and out, would not be in the center of the yard, and would not create dead space.

(Mr. Henderson) asks the measurement of the proposed garage; is it 28 feet wide by 24 deep? (Ms. Griffith) confirmed and Mr. Henderson wondered how the 20 foot setback would accommodate this?

(Mr. Stucker) asked how the new garage would be reached; (Ms. Griffith) replied entrance from the driveway.

(Mr. DePetrillo) discusses the shape of the lot; with this variance some use of the main yard will be lost.

(Chair) and (Mr. DePetrillo) discuss aspects of variance hardships; specific criteria for a variance. Inconvenience is not a criteria; however the shape of the lot is.

(Mr. DePetrillo) asks the use of the garage.

(Ms. Griffith) replies a (2) car garage; it will be framed but it will not be living space; rafters for storage. She is thinking of downsizing the space because of cost. The current drawing shows a full stairway to upstairs; however she may hold off on that right now.

(Ms. Griffith) mentioned other properties in the neighborhood that have garages on the property line or have applied for variances.

(Chair) advises the applicant that the Board must be consistent on variance approvals. The Board looks only at the current case; no research is done on past similar situations. The size of the lot does seem to be restrictive.

(Chair): questions?? Any further discussion? Any abutters? No reply(none).

MOTION: Mr. Henderson made a motion to grant the Petition for Relief by Variance for 17 Gardner Street due to the shape of the lot. Mr. DePetrillo seconds the motion.

VOTES: Ms. Pawlisheck, Mr. Stucker and Ms. Tremblay vote in favor of the motion. Motion passes unanimously. All members express their vote verbally.

(Ms. Griffith) asks how long the decision is good for?

(Chair) answers two (2) years.

A. Minutes

February 13, 2018 meeting minutes needed to be approved and then signed by the (Chair). Ms. Tremblay makes motion to accept as presented; Mr. DePetrillo seconds. Minutes approved by all Board Members.

March 27, 2018 meeting minutes needed to be approved and then signed by the (Chair). Mr. Stucker makes motion to accept as presented; Mr. DePetrillo seconds. Minutes approved by all Board Members.

B. Correspondence and Other Board Business

(Ms. Tremblay) begins discussion on summer meeting schedule. All members may not be available for every meeting. Is there a chance of getting an alternate?

(Chair) explains not many individuals show an interest to be on the Board. She will put the word out that a member is needed. In the past she indicated that meetings were cut to once per month for the summer months. She asks the Inspector if this would have an adverse impact on the permit.

(Inspector) replies that the department gets hundreds of permits and only a minimal number go before the Board. There would be no impact.

Proposal made that the ZBA have one meeting in June, July and August instead of two. Decision will be made at the next meeting on whether the summer dates will be the second Tuesday or the last of the month.

C. Items Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting

None

Motion for adjournment was made by Ms. Tremblay and approved by a 5-0 vote. Meeting is adjourned at 7:45 pm.

- The Board reserves the right to consider items on the agenda out of order. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Next Public Hearing: May 22, 2018

Respectfully submitted by Teresa Mahoney, Board secretary and accepted at the June 12, 2018 meeting of the Zoning Board of Appeals.

Accepted as Presented;



Chairperson Susan Pawlisheck

Cc: Town Clerk