

Chairman Carnell confirmed with the applicant that the proposed variance would not interfere with the well & septic system.

Chairman Carnell added that typically the Zoning Board requests a letter of approval from the Homeowners Association.

Mr. Babcock stated that he had a letter of approval and would fax it to Logan in the building department.

The board had no questions; there was no public comment.

The criterion for area variances was discussed.

Feasible alternative: all voted no; given the size of the lots in the Wolf Lake area

Undesirable change: all voted no

Substantial request: all voted no; given the existing lot size

Adverse effect: all voted no

Self-created: all voted yes

A negative declaration motion was made by Bob Hoose seconded by Richard Benson.

5 in favor

0 opposed

A motion to grant the variances as requested contingent on receipt of the letter of approval from the Homeowners Association was made by Richard Benson seconded by Sharon Kazansky.

5 in favor

0 opposed

ALEX WEINBERGER – Mr. Weinberger & Scot Freestone

Chairman Carnell read the legal notice. Proof of mailing was submitted.

The applicant is requesting a variance for the purpose of decreasing the required property line setback for an accessory building from 10' to 7'7".

Paula Kay advised the Town needs to disclose the fact that they have a new employee who is related to the architect that is noted on the site plan submitted for this project.

Chairman Carnell said that the applicant was before the board for a lot coverage variance; the setback was met at that time, however Mr. Weinberger wanted a 7'7" setback at that time.

A 10' setback was shown on the site plan.

Mr. Freestone stated that when he visited the site it was a planting bed not a pond.

When Tom Belgiovene went there the contractor told him he had to offset the sauna building because of the pond and didn't realize that it was within the setback limit.

Ms. Heller, 147 Lake Shore Drive: this is a very big building; will it stay where it is?

Chairman Carnell said they would discuss it.

Ms. Heller: He is also building something else to keep the wood dry, is that allowed?

Chairman Carnell asked how big that building was.

Mr. Weinberger said maybe 2'x8'.

Pamela Zaitchick asked when the pond went in.

Weinberger: maybe two years ago

Zaitchick: didn't you know the pond would be in the way?

Logan: it was a garden

Zaitchick: then why can't you move the pond and put the building where it belongs?

Chairman Carnell: there are other additional structures that are not shown on the survey; but close to the property line.

Bob Hoose: the setback isn't that far off; only 3' – that's my opinion

Heller: the Zoning board doesn't give any consideration to blocking others view of the water

Paula: I am sure if other neighbors were here and spoke that the board would take it into consideration

Weinberger: I will take the roof off and use a blue tarp

Heller: then he can keep the roof

Paula said it doesn't work that way; he can apply for a building application and get a permit for anything else he wants to construct.

Chairman Carnell stated that he can get a permit and build it somewhere else on the property where it complies with zoning.

Criterion for an area variance was discussed:

Feasible alternative: all voted no; the sauna building is on a permanent masonry foundation; the location of the pond does not allow for moving the building over

Undesirable change: all voted no

Substantial request: all voted no

Adverse effect: all voted no

Self-created: all voted yes

A negative declaration motion was made by Sharon Kazansky seconded by Bob Hoose.

5 in favor

0 opposed

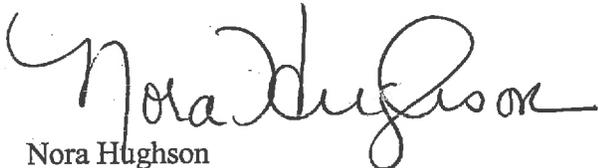
A motion to grant the variance as requested contingent on the roof over the woodpile be removed was made by Bob Hoose seconded by Richard Benson.

5 in favor

0 opposed

A motion to adjourn at 7:31 PM was made by Bob Hoose.

Respectfully submitted,



Nora Hughson

Zoning Board of Appeals Secretary