

April 27, 2022
Zoning Board of Appeals

Committee Members Present: Bob Gniadek, Wendy Laurin, Dick Stover, Peter Killen, Bill Martin,

Community present: Jeff Morse, Dewey Nichols, Tom Rolfs, Jim Waldman (Tom's Contractor),

Started Meeting at 7:07

Minutes from February 8, 2022 meeting approved.

Public Hearing -Tom Rolfs for approval of addition
Petition, Thomas Rolfs for "relief on the left side setback, remove shed on the property line and add an addition 6' from the property line" at 400 Stevens Glenn Road, Assessors Map 408, Parcel 124.

All proper notices to abutters and publication were completed.

Jim Waldman spoke. Shed is on the property line. Tom would like to do an addition which would give a six foot setback and works with driveway

Can't move to other side due to gas easement that is why there is a Special Permit request

Bill asked what relief from the zoning by-law would permission give?

Applicant -Building would become more conforming.

Bill suggested that they want a variance not a special permit. Dick suggested that they need to delay and make a change in how they are requesting and to make clear what is being requested.

Bill said the application could be redrawn without prejudice. Believes it should be a variance request and that the applicant could present why they should be granted a variance including more details than just a sketch. If withdrawn could refile. What applicant is asking for relief from setback. The applicant needs to look at 7.2.2, and has to articulate how those requirements are met.

Questions: Is the shed part of the home, unheated, uninhabitable.

Applicant: Shed will be moved regardless. Was looking for permission from zoning is to build in setback. Counted on Paul Green to get him through this.

Motion from board that petition can be withdrawn without prejudice.

Zoning By-Law Amendment

Will have two proposed amendments at the Town Meeting. Does Board want to weigh in. Two member are going to recuse themselves.

Bob Gniadek did not want to come in favor of one or the other. Bill -Zoning Board weighting in is not helpful or necessary.

There is also the Question if ZBA take a stand this could become an issue if the is involved with special permitting.

ZBA decided not to offer an opinion on the amendments.

Topics Not anticipated.

What is happening with Willow Street. Have not had any feedback from town administrator or board selectman. Town should be enforcing by-laws.

Also wondered if there is any enforcement with AirBnB. Can see houses advertised.

Bill will check with Town Administrator.