

Minutes of the 6/2/16 Preble ZBA Meeting

Members Present: Chairman Dan O'Shea, Amy Bertini, Jay Currie and Bob Lieber

Absent: Nancy Dalley

Also Present: Town Attorney Don Armstrong, Michael Hughes, Jerry Kleisath, Roger Beck, William and Sue Wright

The meeting was called to order at 7:34.

First order of business was William and Sue Wright's Variance Application. Don explained that Sue is a former employee of his law practice and he is assisting her in this application process. The Wrights went before the Planning Board on May 25, where it was determined that they needed to go to the ZBA for a Variance. They would like to sell Roger Beck a piece of property, but the size of the parcel slightly exceeds the 10% requirement of the total acreage. Also Mr. Beck's property is zoned commercial and the Wright's is not.

The board reviewed the survey maps and discussed how as a result of the lot line adjustment, the piece of property sold to Mr. Beck would be zoned commercial and be consolidated with the rest of his property. It would not require a separate deed.

Amy Bertini made a **Motion** to send the application to County Planning and schedule a Public Hearing for the next meeting. Jay Currie seconded. All in favor, the motion passed. Also at that meeting the Environmental Assessment Form will be completed.

Next order of business was Michael Hughes' application for a side yard requirement variance. Mr Hughes is tearing down 2 barns and constructing one larger one. He explained that when he began his project years ago the setback requirement was 10 feet. His plans allow for a 13' setback and now the requirement is 15' so he is requesting a variance. The board examined the copies of the survey maps and Mr. Hughes explained his project in detail. Bob Lieber made the **Motion** to refer the project to County Planning and schedule a Public Hearing at the next meeting on July 7. Jay seconded it, all in favor, the motion passed. Mr. Hughes had brought his neighbor, Jerry Kleisath, to the meeting. Mr Kleisath made a statement for the record that he had no objection to granting the 2' variance.

The board members reviewed the minutes from the 1/7/16 meeting. Amy made a **Motion** to accept the minutes as written. Jay seconded, all in favor the motion passed.

Bob made the **Motion** to adjourn and Jay seconded. All in favor, the motion passed.

The meeting was adjourned at 8:05. The next meeting is July 7, at 7:30 p.m.

Respectfully Submitted,

Deborah Putman

Secretary-Planning and Zoning Board Authority

