

## **Minutes of the Preble Zoning Board Authority, 2/2/17**

**Members present:** Chairman Dan O'Shea, Amy Bertini, Nancy Dalley, Bob Lieber and Jay Currie

**Also Present:** Town Attorney Don Armstrong, Ted McBride and Michael Parks

Chairman Dan O'Shea opened the meeting at 7:33.

He stated that the applicant, Ted McBride, is requesting an area variance from the required yard setback for the purpose of constructing an extension to an existing garage. The proposed addition would result in a 5 ½ foot set back from the lot line.

The board consulted maps and regulation guides and concluded that the property is in an R-1 district, requiring a 20 foot setback. The builder explained some details regarding the design. Dan O'Shea explained that because the property is on a state highway, the application would need to be referred to County Planning and a Public Hearing would be scheduled, probably at the next ZBA meeting.

Mr McBride said he's already spoken to his neighbor and he has no objections. Bob Lieber suggested that the neighbor should either write a letter to that effect or attend the Public Hearing.

Amy Bertini made a MOTION that the application be sent to County Planning and a Public Hearing be scheduled for March 2<sup>nd</sup>, 2017 at 7:30. Nancy seconded, all in favor the MOTION was carried.

Next the board reviewed the minutes of the last meeting. Bob Lieber made a MOTION to approve the minutes as written. Nancy Dalley seconded, all in favor, the MOTION was approved.

Bob mentioned that he would have to recuse himself from the decision that will be made at the next meeting as he has a personal connection to the applicant.

The meeting was closed at 7:45.

Respectfully Submitted,

Deb Putman-Recording Secretary