

1-19-2023. ZBA Meeting - called to order.
5:03 pm.

Announcement made re: no recording device
using digital recorder - NO minutes

1) JM read there's a decision.

JM - Motion.

JB - 2nd.

4 ayes / 1 nay - JP / 0 absent.

2) JH: Submitted updated survey. 3 variances
to start - C/E + R/Y s/b. - Now deck @
38' House 57' sight lines on E/W.

JP Start?

JH 38' → 57' - elim. prim. duke variance,
CE variance R/Y variance.

AP 38 deck? original?

JH 19'

JP Houses diagonal - benefit = view. House is
800' deep of total. Arguing benefit - Move
back

JH Community benefit.

JP OK - Questions?

NO questions / comments.

JM - TY. Mr. Hulme

3) Canty. 443A Dune Rd.

HW- Address

JP- i'm not going to read the notice.

HW- Retained / reviewed minutes questions
re: survey - significant work on survey
Surveyor can walk through survey and
field work. House consistent w/ 2002
ZBA decision - we submitted new
survey. As a result, renotice looking
for 6.4' on (W) noticed 8' on (E) 5'
now 6.9'

JP- Other atty can't attend.

HW- no decision on accuracy of survey
explain steps to get to new survey.

JP- go fwd.

Thomas → Surveyor - 82 White Oak.
Deer Park.

JM- survey?

HW- we submitted survey

TS- Retained to conduct survey - prop. line
location - Land search @ SCCO.
E/W deeds (E) subdivision 308-Map #

AP- will you submit?

HW- yes

TS- points / coordinates.

HW- happy to supply to Walsh to give to the surveyor.

TS- Monuments on 308

Monuments to (W) estab. all aligned and street line & Monument tilted.

(W) of property - that's angled creates a different baseline - will result as previous surveyor - used the wrong baseline same as 2002 survey.

HW- if neighbor has survey - give explanation coordinates + copy of 2002.

JP- Readvertise.

AP- New turn down - New survey - Clear & requested variances. Start w/ new / revised turn down letter + Redial.

BH- lot cov. original surveys. CED no elevation data - this survey approved Dune crest line - s/b 75' now its 100' so I need elev. data - Denial w/ setbacks - I need elev. data for L/C. I didn't think they needed relief - I need dune crest.

AP- get that for Re-Ad.

BH- needs that elev. data.

TS- Dune crest survey - verified in field. elevation - line

BH- This Board concerned w/ Dune crest

BH - not agreed.

TS - dune crest @ 75' in 20 years - changes
20 yrs. dune is not in the same place.

Final decision is determined by BH.

If you think it should move, we will

BH - contours - establish a line. L/W Dune
moves (N)

HW - will provide survey.

AP - flags?

BH - will accept datum show contours.

TS - ok

HW - ok.

JP - is this moot?

AP - unc. in to the new record - Don't have to

H/O - Move to H/O. in Abeyance to
Readvertise.

4) 14 Stillwaters Lane.

Heather Wright

HW - simple App - discrepancy btwn. Survey and
plans - Floyd - 45' not 46.5' - I'd love to
proceed & renote - I will.

JP - very simple - we have to readv.

BH - 46.5 on survey. Oversight of surveyor.

JP- Has to Readv.

AP- NOT full app- JUST Readv.

HW- H/O to February.

5) 121 Seafeld Point.

Steve Caputo / John Grawlich, Arch.

SC- plans. 9/28 - updated w/ dimensions.
property. 4,288 sq ft. reduced when
done to 20% U/C. Removing decks
on (w) and moving entry to (w) bringing
to distances - define. entryway, storage,
and storage room - NO living space -
has no closets. Moving entryway -
decreasing footprint of house no
enlargement. Modifying House variance
storage shed / D/way gates.

JP- I was there today.

SC- gates - NOT in favor asking for forgiveness
gates installed - would get permits -
not done.

JP- we have had gates w/in L/y &
denied..

SC- yes

JP- a few- Main Street / Beach Lane both times we denied

SC- Have to ask. Last item- shed. Limited on space-

JP- Hot tub? portable, but in s/y.

JM- prop. recently changed hands?

SC- yes w/in 3.

JM- shed when purchased?

SC- yes- all, but gates

JM- gates approving as is- look closely @ gates and denied- see (K) stating they'd get permits- long way in decision.

SC- ask for it

JP- to get the job they say whatever- train of thought?

JM- My decision. Gates- applied for them is it possible to get to 20'

John Granlich- Not sure

SC- difficult, bring in to parking area

JM- it's a rolling gate- Not a swinging gate.

AP- shown on plan?

SC- shown on survey only.

BH- gate installed by previous owner New owner- gate guy didn't get permit

previous owner installed gate
no permit → new owner → new gates

BH ← not new owner - but new gate in wrong
location.

AP approve as built - at least there is a
plan - look like dimensions - ask for
forgiveness w/ no plan - I don't know
how to approve that - Fwd we need a
plan if they want variance.

JP - I see no difference

AP - no record of approved gate - integrity of
the record.

John Gramlich - no problem on survey,
no construction plans - but picture

JP - why different?

John Gramlich - I don't know either - drawings
is scaled → what happens if its moved
to 20' - then no variance - Negative
impact, but we need dimensions.

JP - why do you need the gate.

AP healthy shoulder - car que w/ gate to
open - room for queing - not alot of
space here - will car be in street waiting
on the gate

5) continued...

~~WALN~~

JP. F/y setbacks?

John Gramlich. Stair- no cover over deck
washing machine stacked- give storage and
add foyer- main force for staircase,
covered entry- move closet- paddleboard
kayak- no storage need shed/storage.

SC- giving up deck space to get this. At 20%
reducing by 20.1% → 20%.

JG- 40.2' is flat roof bump on side - that is
a flat roof & continue to 45' jog - will
look weird. It's doable for uniformity.

JP- shed looks old - no backyard.

SC- house angle.

JM- no effect to back property line

JP- driveway gate is hurdle.

SC- okay -

JP- History in last year - pre-existing. can't
fix.

SC- Have to ask

JP Questions?

JM- NO

WALN - owe items.

496 Dune Rd.

Jim Hulme.

JH- decision on 11/22- Reopen & Modify.
refresh- 2 lot s/b. lot area Relief
L/w relief- denied houses- looked @
it and new plan takes L/C to 20'.
both s/y to 20' total s/y relief
only- not single s/y- L/C modify
property line for lot areas- new plan
lot area, total s/y- small 2' or 3'
variance for r/y s/b of 65' on lot 1
due to H₂O use. Substantially reduced.

AP- Not reopening- Reopen similar to prior
decide substantial- new or not.

Re-open- unanimous

New Application- Reg. vote.

Not identical = New Application

JP. note?

AP- no- file new.

JH- Substantially better.

BH- L/w granted- does that change?

JH- NO, @ H₂O.

AP. Major changes let them refile. Applic.

AP - still re-adv. start over?
poll the board? Accept new application

JP - New Application. - Nay to Reopen.

AP - New application?

JM - NO.

JW yes

JB yes

JP yes

DM yes.

AP - yes, it's a new application - Apply ordinary

JH - lot area?

AP - turn down?

BH yes.

33 Beach Lane

18 months?

JP 1 year. J all in favor yes.
JM 1 year. 1 year extension.

JP / JM. 5/0/0.

5/0/0

close @ 5:55 PM JB / JB