

**Town of Webster Zoning Board of Appeals
Meeting Minutes
Town Hall – Basement Conference Room
June 5, 2018**

Present: Board Members: Chairman Jason Piader, Vice Chairman Dan Cournoyer, Member Mark Mason and Associate Member Michael Fafard. Also Present: Ann Morgan, Town Planner.

1. Call to Order

Vice Chairman Piader called the meeting to order at 6:00 p.m.

2. Action Items – Approval of Minutes

a. Reorganization

Motion to appoint Mr. Piader as Chairman made by Mr. Mason, seconded by Mr. Cournoyer. Motion passed unanimously, 3-0.

Motion to appoint Mr. Cournoyer as Vice Chairman made by Mr. Mason, seconded by Mr. Fafard. Motion passed unanimously, ~~0-0~~ 3-0. *JF 10-1-2018*

b. Draft Meeting Minutes - May 1, 2018. The Board reviewed the draft minutes. No edits or changes were made. Motion to approve the minutes as drafted made by Mr. Mr. Mason, seconded by Mr. Fafard. Motion passed unanimously, 4-0.

3. Public Hearing

a. **Variance Application – 122 Point Breeze Road – Craig Prouty (Applicant / Owner) seeking variance from side yard and front yard setbacks to construct a garage.**

Chairman Piader opened the public hearing. He noted that Mr. Fafard would be serving as a voting member in this matter. Mr. Craig Prouty was present to discuss the application. He noted that the slope of the lot made it very difficult to locate a garage and that the location chosen was the only option. Mr. Piader asked if there were other options for garage that wouldn't require a variance to which the answer was no. Mr. Piader asked about the proposed structure. Mr. Prouty noted that a one car garage was being proposed. Mr. Fafard asked for further clarification noting that the plan showed a mudroom and covered entry. Mr. Prouty explained that the mudroom was being moved and that it was not going to require a variance. Moving it is necessary to get the garage to fit. Mr. Cournoyer asked about the actual variance request in terms of the setbacks. Mr. Prouty reviewed the plan noting that he needed variance a 5 foot variance for both the front and side yard setbacks. When asked, he further noted that several properties in the area had garages in similar locations and that his proposed garage was not inconsistent with the surrounding neighborhood. Mr. Prouty estimated that there were 10 properties in the area that had similar constraints and garage locations on their lots.

Mr. Morgan noted that this site was similar in configuration and topography to the immediate abutter at 120 Point Breeze which recently received a variance for front and side yard setbacks to construct a one car garage.

Mr. Piader asked if anyone present wished to make any comments. Mr. Tony Gargulinski, 94 Point Breeze Road, noted that he was in support of the project. Mr. William Thistle, 120 Point Breeze Road, stated that as the immediate abutter he was most impacted and that he fully supports Mr. Prouty's project. Mr. Thistle noted that the property line between their two lots angles towards his lot but that the proposed garage

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location would not impact his property. He noted that the slope of both properties made it very difficult to locate a garage.

Mr. Fafard noted that in reviewing the plan that the house does not appear to be conforming with regards to setbacks. Mr. Prouty noted that he was correct and that the house is pre-existing, non-conforming which is approximately six feet from the side yard lot line.

No additional public or Board input was received.

Motion to close the public hearing Made by Mr. Cournoyer, seconded by Mr. Fafard. Motion passed unanimously, 4-0.

Chairman Piader reminded the audience that the public hearing was closed and that the Board would begin to deliberate and make a decision. No new input or submissions would be allowed.

Motion to grant the requested variance for side yard and front yard setbacks based on the determination that there are unique site conditions, hardship and that granting the variance would not be substantially detrimental to the public good and would not substantially derogate from the intent and purpose of the Webster Zoning By-law made by Mr. Cournoyer, seconded by Mr. Mason. Motion passed unanimously, 4-0.

Discussion: Mr. Piader noted that topography of the lot, as well as a number of lots around the lake, made it difficult for property owners to build on their lots. He noted that he was familiar with the site area and agreed that the site conditions made it difficult for the Applicant to place the proposed garage elsewhere on the lot. No further comment made by the Board.

Vote: Motion passed unanimously vote of 4-0 by roll call (Piader – AYE; Mason – AYE; Cournoyer – AYE; Fafard - AYE). The Variance request was **GRANTED**.

4. Any other items which may lawfully come before the Board – Mr. Cournoyer asked that Ms. Morgan work to inform the public about the three existing vacancies on the Board. Ms. Morgan noted that the vacancies had been posted on the website but that she would notify the Town Administrator and the Board of Selectmen as well and would continue to use the website features to inform the public. Ms. Morgan noted that there were no pending applications requiring Board action.

5. Next Meeting Date – No meeting date set.

6. Adjournment

Motion to adjourn the meeting made by Mr. Mason, seconded by Mr. Cournoyer. Motion passed unanimously, 4-0. The meeting was adjourned at 6:18 p.m.

EXHIBITS

- Public Hearing 2A: Variance Application – 122 Point Breeze Road, Craig Prouty (Applicant / Owner). All documentation pertaining to this agenda item is on file in the Planning Department.

Minutes Approved: Jason Piader
Jason Piader, Chairman

10-1-2018
Date