

ZONING BOARD OF REVIEW MINUTES

Tuesday, June 26, 2018 Meeting 7:00 pm

Town Council Chambers, Town Hall

Present: Richard Land, Chair; Renu Englehart, Vice-Chair, Jody Sceery, Christopher Mulhearn, and Melody Alger (Alternate)

Absent: Ashley Cullion and Barry Golden (Alternate)

Staff: Aaron Lindo, Planning Technician and Andrew Teitz, Legal Counsel.

Chairman Land opened the meeting, introduced those present, and read the procedures into the record.

1. David and Tammy Allaire for property located at 2415 Division Road; Map 67 A.P. 13 Lot 29 (Zoned Farming, F-2). The Applicant seeks a dimensional variance from Chapter 260 of the Town Code; Zoning Ordinance, Section 43(B) Dimensional Regulations for Cluster Subdivisions. The Applicant is proposing a four lot residential cluster subdivision; proposed parcels "Lot 3" and "Lot 4" will not comply with the minimum 150' frontage requirement.

Scott Spear, an attorney with Blish and Cavanagh, represented the application. Mr. Spear introduced David Russo, the project engineer, to explain the application. He explained that the applicant cannot take advantage of a cluster subdivision for the project because there is a conflict with in the zoning ordinance. The applicant is proposing to leave the existing house and add two addition lots in the back. The proposal is a less intense use than a by-right subdivision as they applicant is giving up two extra lots. It is also consistent with the Comprehensive Plan.

The relief requested is from the frontage requirements of two lots. The two conforming lots have 150' of frontage and the subsequent two lots have 67.5' of frontage with a 20' wide shared driveway. The Planning Board recommended the plan. For maintenance, there would be easements recorded for maintaining the driveway.

Michael Koczan, a direct abutter at 2389 Division Road, came forward to speak during public comment. Mr. Koczan wanted clarification of the stone wall along the property line. Mr. Russo stated that the wall would stay intact.

Ms. Sceery made a motion to accept the application as submitted. The motion was seconded by Mr. Mulhearn. In support of the motion, Ms. Englehart commented that she lives on Division Road and that the project fits in with the neighborhood.

VOTE: 5-0 in favor of the motion to accept the application as submitted.

2. Minutes: Review/action on the minutes of the May 22, 2018 meeting.

The minutes were continued until the next Zoning Board meeting.