

Bethel Development Review Board
Tuesday, October 06, 2015 &
Tuesday, October 20, 2015
Draft Minutes of Meeting

October 6, 2015

Board Members Present: Eric Benson, Keith Bollman, Robert Leister, Penny Griffin

Public Present: Joann Wood

The meeting was opened at 7:02 PM.

The purpose of the meeting was for a Public Hearing for a request of Peter Dowling for a variance of setbacks for his property at 1247 Lilliesville Brook Road for the construction of a pre-fabricated shed. The property is located in the Medium Density Development District requiring a 50' setback from the edge of the right-of-way of Lilliesville Road, as well as the side property lines. The applicant provided a survey showing the proposed location of the shed to be nearly on the edge of the right of way and 14' from the west side property line at the closest point. This is a grandfathered lot of .32 acres in size with only a small triangular peice near the center of the lot that would meet the required setbacks. The applicant was unable to attend the meeting to provide input. Joann Wood, an abutting property owner, was present provided some history of the effect of the flood waters from Tropical Storm Irene which, as she recalled, did not affect the immediate area of the proposed loaction of the structure. She also indicated that she had no issue with the construction of the shed

After reviewing the criteria for issuing variances in Section 603 of the Zoning Ordinance. Three questions arose from the discussion that the Board felt needed to be answered by the applicant: 1) could the location of the shed be moved back farther from the road; 2) Since the proposed location appears to be within a power line easement, has the applicant notified Greem Mountain Power for their approval of the plan; and 3) will there be electricity run to the shed. With these questions being unanswered, a motion was made by R. Leister and secoded by K. Bollman to continue the hearing to October 20th at 7PM to provide an oppportunity for the appliacant to provide input.

The minutes of the June 16 and August 18 were reviewed and accepted with a minor correction to the June 16 meeting minutes.

October 20, 2015

The continued hearing was resumed at 7PM on 10/20 without board member K. Bollman and the addition of members C. Washburn and N. Whitcomb. Also present was aplicant Peter Dowling and abutter Joann Wood.

The Board again reviewed the request, the material presented, and the criteria contained within Section 603. In answering the Board's concerns noted above, Mr. Dowling explained that because his home does not have a basement for storage, the two existing sheds are old and need to be replaced, the septic system has failed and the new mound system has been designed for the Easterly side of the lot, and he has hopes to construct a small addition and garage to the property in the near future in the area of the existing sheds, the she needs to be placed in the location depicted on the survey sketch. He does plan on running underground electricity to the shed for interior lighting. He has not consulted with GMP for permission to build the shed within their easement area.

Joann Wood also added that shed had reviewed photos of the area in the wake of TS Irene that showed that the subject lot and road in front was indeed spared during the flood event.

The hearing was then closed and, after some discussion, a motion to approve the variance request was made by Robert Leister, with the condition that the Applicant request and receive permission from GMP to build the shed within the powerline easement area. The motion was seconded by Newt Whitcomb, and passed by a unanimous vote.

There being no other business, the meeting was closed at 7:25 PM.

Respectfully Submitted,

Eric Benson