

ZBA Minutes July 12, 1984

Members present: Greg Bohosiewicz, Gary Crooker, Gail Proctor
Applicants: Craig Peterson & Wendy Merkley
Abutters: Earl & Ivy Keyes

Prior to meeting, Board members viewed the property in question.
Lot # F 162

Board members and applicants reviewed the Zoning Maps to determine the classification of the property in question (prior owners were Derrick & Cathy Smith).

According to the data available the property is zoned Residential and industrial. Due to the condition of the maps (old tax map & new tax map were referred to) the lines of the Zones could not be accurately pinpointed.

Mr. Peterson wishes to use the second existing unit on the property as a residential unit.

Abutters, Mr. & Mrs. Keyes had no objection to the continued use. They also pointed out that Mr. Griffin (previous owner maintained a heavy equipment repair on parts of the property and also at one time there were house trailers on the lot.

Mr. Bohosiewicz consulted with the P.B. and it was indicated to the ZBA that split lots were not the intention of the Boards.

At the inspection, it appeared that there would be adequate water, sewerage, parking, and approx. 6000 living space for the second unit.

Gary Crooker expressed concern over the present court suit with the Town with the previous owners (the Smiths).

No further discussion, the motion moved by Gail Proctor and seconded by Gary Crooker: Be it resolved that the request of Craig D. Peterson & Wendy Merkley for a variance to the terms of Article VIII, Section G-1 of the Z.O. be granted with the condition that the second unit not be expanded beyond the present, existing perimeters.

The Board unanimously agreed by a 3-0 vote.

It was suggested to Mr. Peterson that he contact the P.B. in an attempt to resolve the discrepancies in the Zoning Map.

Case #1 David Glines (follow-up of April 11, 1984 hearing)

Mr. Glines, as an abutter to Mr. Peterson pointed out to the Board that at one time Mr. Peterson's property consisted of five separate deeds, hence the probable inconsistencies in the present tax map. Through lot line adjustments and consolidations of some of those deeds it is assumed the Mr. Peterson's present lot was split into different zones.

Mr. Glines presented to the Board his plans for his Commercial Activity as was outlined in his initial hearing and as submitted to the P.B.

Being no further discussion the motion was made by Gail Proctor and seconded by Gary Crooker to:

accept the application of David Glines to establish a Commercial Activity in an industrial Zone. The Proposal meets all criteria as outlined in the Zoning Ordinance, Article VIII, Section H-1.

Being no other business, meeting adjourned 9:15 P.M. Moved by Gail Proctor

Seconded by Gary Crooker.

Respectfully Submitted Gail Proctor, Clerk
7-13-84