

**TOWN OF BARRE
ZONING BOARD OF APPEALS
PUBLIC HEARING
NOVEMBER 17, 2008**

CALL TO ORDER: 7:00 P.M.

BOARD MEMBERS PRESENT

Mark White
Charlie Swan
Jeanne Martillotta
Dale Laubacher
Steve Karas

BOARD MEMBERS EXCUSED

Also present: Susan Sherman, Edwin and Nancy Blank, Jerry and Eileen Stevens, Shellye Dale Hall

I. PUBLIC HEARING - RICE HOMES - AREA VARIANCE FOR 13670 W BARRE RD

Mr. White called the hearing to order at 7 p.m.

Susan Sherman of Rice Homes explained to the board that this address was bought at a property tax auction the current year. The lot had a single mobile home unit and had been vacant for a year. The company wishes to put a new modular home on the property. The well is in the front yard; the septic system is 10 feet from the proposed new home, and there are nine 50-foot leech lines, six feet apart in that area.

When the original mobile home was installed on the property in the 1990's, it met setback requirements. The road was 49 ½ feet wide; now it is 66 feet wide. Therefore, the existing garage on the premises is also out of compliance with the zoning ordinances. Rice Homes is requesting a variance of 23.25'.

Questions were raised regarding the location of the garage in the first drawing that was attached to the variance application, and the second drawing that was received at the hearing.

Mr. and Mrs. Stevens - owners of the property located across the street from this address, stated that they do not have a problem with Rice Homes constructing a new home on the parcel.

There was some dispute over whether the property was indeed non-conforming. The zoning codes indicate that if a property is vacant for a year, it is non-conforming and will have to be updated to meet the current zoning regulations.

Mrs. Martillotta stated that she would have no problem granting a variance for the existing garage, but would like a more accurate drawing of the septic system/leech lines. Other members agreed. Mrs. Sherman was asked to come back to the next meeting with that illustration.

If it is possible to erect the house 108' from the center line of the road, a variance for the house will not be required.

Mr. Laubacher motioned to table the matter to the next meeting on December 15, 2008 at 7 p.m. Mr. Swan seconded and the vote was carried.

No one else wished to speak. Mr. White then closed the public hearing at 7:34.

II. PUBLIC HEARING - EDWIN AND NANCY BLANK, 14729 EAST BARRE ROAD - AREA VARIANCE

Mr. White opened the public hearing at 7:34.

Mr. Blank had requested a plan from Soil and Water regarding a new barn for his farm located on above property. That committee suggested he construct the barn behind an existing cattle barn. A curb would be included that would keep the manure in. The board members reviewed the sketch that was included in application

Mr. White closed the public hearing at 7:37.

RESOLUTION NO 8 11/2008

Introduced by: Dale Laubacher

Seconded by: Charlie Swan

WHEREAS, The Barre Zoning Board of appeals has reviewed the application of **Edwin and Nancy Blank** for an area variance for the property located at 14729 E Barre Rd (106.-1-10.1), situate in the AR District, in order to begin construction on a new barn; and be it hereby

RESOLVED, that a variance for a 21 foot front setback is hereby granted.

UPON ROLL CALL VOTE:

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| Mr. White | Aye |
| Mr. Swan | Aye |
| Mrs. Martillotta | Aye |
| Mr. Laubacher | Aye |
| Mr. Karas | Aye |

The resolution was thereupon duly adopted.

NEW BUSINESS

1. Mr. White asked Shellye Dale Hall about a phone call he received from Barre Animal Hospital regarding the replacement or update of their sign. There was some confusion as to if they were indeed replacing the old sign, or just fixing the current one.
2. Members were given vouchers for payment from the town for their service for 2008.

II. APPROVAL OF MEETING MINUTES - 10-20-08

Mr. White made a motion to accept the October minutes as submitted, seconded by Mr. Karas and carried.

ADJOURNMENT

Mr. Laubacher made a motion to adjourn at 7:56, seconded by Mr. Swan and carried.

Lisa M. Tucker, Secretary