

**TOWN OF BARRE
ZONING BOARD OF APPEALS
HEARING
AUGUST 15, 2011**

CALL TO ORDER: 7:00 PM by Mr. Karas (to get started until Mr. Laubacher arrived)

BOARD MEMBERS PRESENT

Dale Laubacher Stephen Karas
Richard Miller Charles Swan
LuAnn Tierney

BOARD MEMBERS ABSENT/EXCUSSED

Also present: Janis Freece, Danny Daniel, Mark Farone, Dale Brooks, Kathy Brooks, Jerald Dunn, and Beth Dunn

I. APPROVAL OF MEETING MINUTES – July 18, 2011

Mr. Swan made a motion to approve the meeting minutes of July 18, 2011; seconded by Mrs. Tierney and carried (5-0).

II. PUBLIC HEARING – Charles Brooks (105-1-45-2) Area Variance

Mr. Dale Brooks representing Charles Brooks stated the handicap ramp will be parallel to the road under the carport which there are no records of an area variance for. The required questions were asked. There were no questions/comments from those in attendance.

RESOLUTION NO 081512011

**Introduced by: Stephen Karas
Seconded by: Luann Tierney**

WHEREAS, The Barre Zoning Board of Appeals has reviewed the application of **Charles Brooks** for an area variance on the property located at 13456 Allis Road (105-1-45-2); and be it hereby

RESOLVED, that an area variance consisting of 13 feet be granted to include the carport and ramp.

UPON ROLL CALL VOTE:

Mr. Laubacher – Aye
Mr. Karas – Aye
Mr. Miller - Aye
Mr. Swan – Aye
Mrs. Tierney - Aye

The resolution was thereupon duly adopted.

III. PUBLIC HEARING – Dan Daniel (117-1-20) Area Variance

Mr. Daniel stated that he would like to tear down the existing ramp and build a porch to make it easier for his wife to enter the home. The required questions were asked. There were no questions/comments from those in attendance.

RESOLUTION NO 081522011

**Introduced by: Luann Tierney
Seconded by: Charles Swan**

WHEREAS, The Barre Zoning Board of Appeals has reviewed the application of **Danny Daniel** for an area variance on the property located at 5253 Quaker Hill Road (117-1-20); and be it hereby

RESOLVED, that an area variance consisting of 42 feet 4 inches be granted.

UPON ROLL CALL VOTE:

Mr. Laubacher – Aye
Mr. Karas – Aye
Mr. Miller - Aye
Mr. Swan – Aye
Mrs. Tierney - Aye

The resolution was thereupon duly adopted.

IV. PUBLIC HEARING – Mark Farone (117-1-16.12) Area Variance

Mr. Farone stated that he had purchased the property next door, combined it all into one property, and then divided it again shifting the property lines making the purchased property legal. However in doing this, it made his residence conforming as there was not enough road frontage either before and more so now. Any buildings there now are not within 30 feet of either property line. The required questions were asked. The neighbors in attendance stated that they support him 100 percent.

RESOLUTION NO 081532011

**Introduced by: Stephen Karas
Seconded by: Charles Swan**

WHEREAS, The Barre Zoning Board of Appeals has reviewed the application of **Mark Farone** for an area variance on the property located at 14362 Root Road (117-1-16.12); and be it hereby

RESOLVED, that an area variance be granted.

UPON ROLL CALL VOTE:

Mr. Laubacher – Aye
Mr. Karas – Aye
Mr. Miller - Aye
Mr. Swan – Aye
Mrs. Tierney - Aye

The resolution was thereupon duly adopted.

PUBLIC HEARING – Mark Farone (117-1-16.11) Use Variance

Mr. Laubacher stated that because the property was located next to a State road, the application must first go before the County Planning Board. The application was submitted on August 4th for review at their August meeting. However, the August meeting was cancelled to provide the members a traditional summer respite. Because of the cancelled meeting, the decision would not have been done in the required 30 days and referred back to the Town of Barre Zoning Board (a copy of the letter is in the file for the case).

Mr. Farone was then given a chance to speak with the following points given:

- It is a commercial building in an Agriculture District
- Has made several improvements to the property already investing about \$30,000.00 one of which is with fill taking the property up 8 ½ feet above the center of Route 98 and equal to Root Road.
- The bank is requiring this contingent and if it is not met, there will be no loan and then everybody loses.
- Will be building big enough for now and into the future
- Building will house equipment and an office allowing him to move it out of the home.

The neighbors in attendance again stated that they support him 100 percent. Questions were asked from the board members:

- There will be no vehicles outside, they will be inside the building, including some personal storage of vehicles like his camper
- Building will be heated
- There will be no customers on the premises

The required questions were then asked of Mr. Farone.

RESOLUTION NO 081542011

Introduced by: Luann Tierney

Seconded by: Charles Swan

WHEREAS, The Barre Zoning Board of Appeals has reviewed the application of **Mark Farone** for a use variance on the property located at 14370 Root Road (117-1-16.1); and be it hereby

RESOLVED, that an area variance be granted.

UPON ROLL CALL VOTE:

Mr. Laubacher – Aye
Mr. Karas – Aye
Mr. Miller - Aye
Mr. Swan – Aye
Mrs. Tierney - Aye

The resolution was thereupon duly adopted.

V. OLD BUSINESS

Mr. Laubacher stated that we will need to continue work on the comprehensive plan. He has been talking to members individually about changing the setbacks and the business district.

IV. NEW BUSINESS

Mr. Karas asked about a personal land transaction and dividing lots off.

IV. ADJOURNMENT

Mr. Karas made a motion to adjourn at 8:00 pm; seconded by Mr. Miller and carried.

Lee A. Preston, Clerk