



## ZBA Meeting

### Minutes

**Tuesday, January 31, 2023 at 6:00 pm**

Attendees: Chairman: David Swan, Members: David Morse, Kyle Peterson, and James Austin. Absent: David Smith Secretary: Michelle Seeley, CEO Thomas Hargrave

#### 1. Pledge/Call to Order/Roll Call

#### Guests

Surene Shauger

#### 2. Prior Minutes

a. December 13, 2022

#### 3. New Business

a. Shauger 5101 Meads Creek Road Area Variance 1-2023

##### Minutes:

This permit application is for a side yard area variance • This property is zoned Agriculture with a side yard setback of 50 feet Please note in section 5.1 Density control schedule it allows for a reduced side yard setback of 20 feet; same as R-1. The current setback from the property line is 14 feet from the edge of the carport (circa 1999) which was enclosed in 1999 for a garage. This actually is a violation of the fire code with no fire rated wall and no self-closing fire door. The variance would be a setback of 6 feet from the property line which meets fire code section 302.1.1 for adjoining properties and also corrects current violation of existing garage which will be removed and converted into part of the habitable space of the addition. If approved this would go to the planning board for floodplain and site plan approval . The Applicant spoke on behalf of her project. She is adding 3 rooms onto the house , one will be a storage space , one will be a bedroom, one will be a craft room. Her current home has is a three bed room home where one room has been converted to an exercise room and one to an office. There will be no extra septic load for this conversion. The board then went through the Area variance test and concluded that there would be no detriment to the neighborhood or community. A motion by James Austin and seconded by David Morse to approve the application with no conditions was passed by vote.

##### Vote results:

Ayes: 4 / Nays: 0

#### 4. Announcements