

FINAL

Bridgewater Zoning Board  
August 21, 2023 Minutes

Board members present: Chair- Steve Williams, Edwin Boyce, Ronald Linde

Public present: Douglas W. Hait

Steve called the meeting to order at 7:00 PM and the board members introduced themselves. The board met to discuss Douglas W. Hait's request for setback variance for a proposed carport located at 862 Mayhew Turnpike.

Douglas shared drawings of his requested variance. He explained there's an existing small porch roof that is self-supporting and unattached to the house, and that he wants to remove the existing roof, reduce the size of the porch, and build a 27'x24' new self-supporting roof on 6x6 poles. Steve confirmed with Douglas that he is requesting only to add 16' in width. Douglas stated this change would leave 20' between his and his neighbor's house. Douglas shared that there is currently a garage in a box (tent) that was put up 2 years ago in hopes to work on his boat, but due to his health, he hasn't been able to utilize it. Douglas stated that the proposed new roof will allow him to work on his boat and protect his truck from the elements.

Douglas stated the mobile home park has approved and signed off on the project. He went on to say that his neighbors agree and the building inspector advised him that he will have to support the poles in concrete. Discussion was held regarding the depth of cement supports.

Steve asked the board if they had any questions. The board members had no questions and a vote was held. Each board member voted yea and the motion passes. Douglas asked who to pay and Steve advised him to drop off money to the office secretary, Julie. Douglas said he didn't make copies of his drawings and the board returned them to him.

Edwin made a motion to accept the March minutes, Ron seconded. All were in favor and the minutes were accepted.

Steve adjourned the meeting at 7:08 PM.

Final

Bridgewater Zoning Board  
December 18, 2023 Minutes

Board members present: Chair- Steve Williams, Edwin Boyce, Ronald Linde

Public present: Nataliya Smyth, James Gickas (building inspector), Susan LeDuc, Glenn Finnegan

Steve called the meeting to order at 7:00 PM and the members of the board introduced themselves. Nataliya started by apologizing and explaining that she did not mean to break any rules or laws by building a shed. She stated she didn't know that it had to be 35' from the road, and that she wouldn't have built it if she had known. The shed is currently 12' from the road. She shared that her property is all slopes. James had previously gone to the property to help find a feasible location for the shed. Nataliya shared photos of her property that she and James had taken. James suggested one place for the shed, but it would shadow a large part of the driveway leaving an ice hazard for her three-year-old son and elderly mother-in-law during the winter. She also explained how this spot is where they put snow in the winter. Discussion ensued about other possible placements to which Nataliya explained was all wood chips and hydrangeas that would be difficult to build on. Steve stated that if deep footings were installed, the wood chips should not be an issue and that the hydrangeas could be moved.

Nataliya stated that where the shed is currently is safe and visually better than other proposed locations. She stated that she would not be able to move the existing shed- she would have to take it down if directed.

Steve asked how far back the shed can go before it hits the hydrangeas to which Glenn asked if the shed was moved by another existing shed, how far is the drop off? Nataliya answered 3 or 4 feet. Steve offered for her to move the shed next summer when the shed is empty and no longer full of firewood. He shared that it is not a huge deal to move small buildings. Glenn explained how sonotubes and posts could help and that visually, the location of the shed doesn't bother him as a neighbor. Steve shared that there are options and questioned if the shed could be moved back one whole shed length to bring it closer to the required ordinance of 35' off of the road. Glenn answered they could move it 16' down. Steve stated the land is progressively downhill and that they would have to build it up. Edwin stated that moving the shed there wouldn't get them to meet the ordinance entirely but that it would be a lot closer to conforming.

Susan offered to help Nataliya move the shed. Nataliya asked Steve if there was any chance of leaving it where it is, to which he answered no. Nataliya asked if it would still be considered a structure if they removed the roof from the shed. Steve said yes and suggested next summer (when the firewood is gone, and the shed is empty) she should move it back. Susan volunteered her truck with forks to help move the shed.

Nataliya asked in what time frame she would need to move the shed. Steve stated before it was loaded again with firewood. Nataliya asked for September as the wood will be dry. Steve stated it needed to be moved by August, before September. Edwin asked when the wood would be delivered. Nataliya answered she splits the firewood from trees cut usually delivered in July if under-seasoned to dry condition.

Steve polled the Board if they accepted the shed to be moved back one full length of the shed no later than September 1<sup>st</sup>. Edwin stated that was reasonable and he agreed. Ron agreed. Steve stated the motion passed and will be granted a variance with the stipulation that the shed is moved one full length back away from the road no later than September 1, 2024.

The Board reviewed the minutes from November. Ron made a motion to accept as written, Edwin seconded, and the motion passed. Steve adjourned the meeting at 7:18 PM.