

FINAL

Bridgewater Zoning Board
July 25, 2022 Minutes

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

Public present: Alan Barnard (Surveyor representing the Woods), Jim Gickas (building inspector), Paul Fleming (Builder)

Steve called the meeting to order at 7:10 PM. The Board reviewed the plans and pictures of the requested variance. There was a letter of permission to act as the agent for the Woods. It was acknowledged that all abutters had been notified though none were present for the meeting. Alan Barnard was given the floor to describe the request for variance. He explained that the goal was to move the existing footprint away from the lake shore, thus increasing the permeable surface area of the lot, while also maintaining the existing run off treatment structures. He stated that this project would be more beneficial environmentally than the existing setup. Alan confirmed that the new structure will remain in the same setback from the sideline which has already been approved by the abutter "Piper." He continued that the new structure will be of equal or lesser square footage than the existing grandfathered footprint.

Given those facts, the Board accepted and granted the variance of sideline set back. All members present voted in favor.

The meeting was adjourned at 7:35 PM.

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Bridgewater Zoning Board
September 19, 2022 Minutes

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

Public present: Jim Gickas (building inspector), Matt Hughes and family, Terry Murphy

Steve called the meeting to order at 7:00 PM. He introduced the Board members and asked Matt to explain the project he was requesting a variance for. Matt shared that he was requesting to rebuild a house using its current footprint located at 122 Old Clubhouse Lane, but that he wanted to shift the orientation of it to be further from the lake while not encroaching too much on the road. He shared that currently the house is 24' from the road in one place and 26' from the road in another. He showed on the plans where the requested position of the house would move the house to be 21' from the road and 20' from the road, simply turning the orientation of the house 3'-5'. He stated his goal was to make the house squarer to the road and further from the lake to better match the neighborhood.

Steve asked if the road would be restricted in any way by reorienting the house to which Matt answered no. Steve followed up by asking if the existing building is a tear down and Matt said yes, it would be a new build. Ron asked if the neighbors on either side cared and Matt said they did not. Steve asked if the Board had any questions. They did not. Edwin, Steve, and Ronald voted in favor of accepting the cottage rebuild.

Steve stated the issue is the garage (new structure) as drawn is nonconforming and would require a request for a 10' variance. The new garage would be located on the opposite side of Clubhouse Lane from the house site. Steve, Edwin, and Ronald voted in favor of granting the variance.

The meeting was adjourned at 7:11 PM.

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Bridgewater Zoning Board
November 21, 2022 Minutes

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

Public present: Jim Gickas (building inspector), Ken Weidman, Alan Barnard (Barnard Survey Assoc. Inc.), Larry Kill (Kill Mountain Building Company)

Steve called the meeting to order at 7:00 PM and asked Alan Barnard, who was representing Martin V. Wahl Et Al, to explain the request for variance. Alan stated that the property is located at 154 Shore Drive North and is an existing 3-bedroom cottage that had a new septic system installed in 2008. He went on to say that the goal is to expand the existing deck to a screened porch. The board was presented with photos of the proposed plans. Alan explained that requested variance is for a 29 SF increase to square off the house but that would infringe upon the northern setback. Alan then directed the Board's attention to a letter from an abutter stating they had no issue with the addition. The Board acknowledged.

Steve asked the distance to next house to which Larry answered quite away. Ron asked if the driveway stops or continues at the edge of the plans, and Alan stated it continues but its mostly grass and isn't typically parked on. Alan explained the building permit was initially denied due to the infringement on the northern setback and that's why they are presenting to the Zoning Board.

Steve asked Ken if he had any input as an abutter to which Ken replied that he is representing his family when he says they have no objections. Alan added that he sent a map to each abutter. Larry stated he had nothing to add.

Steve asked the board for those in favor of granting the variance as presented. Edwin and Ronald voted yea. The 29 SF variance was granted. Edwin made a motion to accept the September minutes as written. Ronald seconded. There was no new business.

The meeting was adjourned at 7:04 PM.

FINAL

Bridgewater Zoning Board
December 19, 2022 Minutes

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

Public present: Steve McDermod, Karen Byrne, Patty Davis, Leslie Meau, Edward Meau, Dennis Cashman, Sharon Regal, Karen McGue, Paul Aguiar, Phil LaMarche

Steve called the meeting to order at 7:00 PM. He summarized that the Bridgewater Selectmen had ruled that the increasing number of kayak racks at the Whittemore Shores Condominium Association (WSCA) now constitutes a structure and that the 20' setback requirement must be adhered to. He stated that previously discussions regarding the kayak racks have no bearing on this meeting; it will be looked at individually. He then turned the floor over to Patty who was speaking on behalf of the WSCA.

Patty explained that the WSCA was objecting to the selectmens' ruling. She stated that one kayak rack does not equal a structure to which Steve agreed and added that racks are only considered racks when loaded with boats. Patty went on to say that if one rack does not equal a structure, then a group of racks that stand independently of each other should not either. She explained that the racks are minor installations with no sides, roof, wiring, etc. She stated that if the Board rules the racks are considered a structure, then she would like to request a variance.

Dennis then presented the Board with photos of his property which abuts the WSCA's kayak racks. He shared the history of his property with the Board and the eye sore that the group of 50+ boats are to him and his family. He explained that hemlock trees used to be a visual barrier to the kayak racks but that they were cut down in October by the WSCA. He asked the WSCA why they removed the trees. Patty answered that the WSCA hired someone to remove the bittersweet and poison ivy that was damaging the trees and that their intention was not to have the actual trees removed. Dennis continued that he moved his kayak rack away from the shared property line in good faith and to be neighborly.

Steve suggested that the WSCA replace the visual barrier in some way with shrubs, fencing, or other materials. Patty stated that she was willing to present that to the WSCA Board for discussion.

Discussion was held regarding other possible placements of the racks and both Patty and Dennis presented the Board with photos and reasonings. Steve asked why the racks couldn't be separated like in other associations to which Patty stated the Board wasn't allowed to rule on that. Ron asked what happens as residents purchase more canoes/kayaks/paddle boards- would more racks be created and placed in the same area? Patty answered that the WSCA Board is currently addressing this and considering a process to handle/limit boats much like their moorings.

Discussion was then held about the measurements of each rack and whether or not/how many were in compliance with the setback if they were considered to be a structure. Patty and Dennis disagreed on the measurements.

Steve surveyed the Board about whether or not they felt the group of kayak racks should be considered a structure. Edwin stated that he feels each rack is independent; standing alone with space between them. He suggested rearranging the boats by size so that bigger boats are further from the property line or setback (if considered a structure).

Ron stated he agreed with Edwin: unless all racks are connected, it is not a structure.

Patty stated that she and the WSCA didn't realize how open the area had gotten after the removal of the hemlock trees. She stated she would ask the WSCA Board to consider a fence or hedge on their side of the property line to hide the racks from Dennis's property line of site. Dennis explained that his side of the property line is in the shade and any plants would have to be planted on the WSCA side to get enough sun to grow. Patty replied that Dennis should have to help pay for the new visual barrier. Ron suggested a natural fence that would blend in to the natural landscape, and Steve added a fence would have to be 8' to be tall enough to hide the racks. Patty stated that the WSCA would rather not do a fence because of the maintenance required and that she would talk to an arborist for recommendations.

Steve stated he agreed that each rack is stand alone and fairly separated from each other and therefore does not constitute a structure. Dennis asked what would stop them from putting racks right on the boundary, to which Steve answered nothing but that they should be neighborly. Patty stated that the hemlock removal was an oversight and that it didn't occur to them to talk to Dennis.

Ron asked the room if there was any other input from the public and there was none. Steve stated relief from the selectmens' decision; the racks do not constitute a structure and therefore no variance is needed. The public left the meeting at 8:00 PM.

Ed made a motion to approve the November minutes and Ron seconded. All were in favor.

The meeting was adjourned at 8:01 PM.