

FINAL

Bridgewater Zoning Board  
September 16, 2024 Minutes

Board members present: Edwin Boyce, David Bulk, Ex-officio- Terry Murphy

Public present: James Gickas (building inspector), Alvin Collins, Margaret Collins, Deedie Kriebel, Charles Kriebel, Melissa Mullen, George Cornachini (owner, 26 Pollard Path), Carol Cornachini (owner, 26 Pollard Path), Chris Graham

The meeting was unofficially called to order at 7:00 PM when it was realized that there would not be a quorum of Zoning Board members to conduct the meeting. Terry instructed the public present to leave their contact information to be notified of the first available date and time for the Zoning Board to reconvene and address their applications. The meeting unofficially adjourned after contact information was annotated on the sign in sheet.

Draft

Bridgewater Zoning Board  
October 7, 2024 Minutes

Board members present: Chair- Steve Williams, Edwin Boyce, Ronald Linde, Wayne Thompson, David Bulk

Public present: James Gickas (building inspector), Virginia Burke, Margaret Collins, Alvin Collins, Deedie Kriebel, Charles Kriebel, George Cornachini (owner, 26 Pollard Path), Carol Cornachini (owner, 26 Pollard Path)

Steve called the meeting to order at 7:00 PM and verified the return receipts for all abutter notifications. Carol distributed packets to each member that included a site plan and two maps (one being the last survey prior to purchasing the land, and the other being the new proposal). She explained that she is requesting two variances- one for is for an existing one to two-story deck replacement, and the other being for a new garage.

Steve asked if the new garage will be the same width as the house and have the same sideline setback. Carol answered that the width increases as you go back but that she has a state approved shoreline permit. David asked what the new setback would be, and Carol stated it is supposed to be 35', but the existing is nonconforming at 15.5' from deck to property line. Steve stated the Right of Way will not change and that they're taking part of the existing parking area for the new garage addition. David asked if the line follows the contour of the road, Carol answered yes and that the septic goes under the property line. Steve asked if there was a leech field, and George stated that there is a dry well and 1,500-gallon tank that can be moved if needed. He added that they have the land checked annually. Carol explained that the addition of the garage would add a door that is essential for safety in their aging years as it would give emergency responders stretcher accessible access to their home. She added that the existing design is not set up for safety and there is not currently another point of egress if the garage door cannot be opened due to a power outage. She went on to say that the garage would provide protection from the elements, acorns, and sap. She noted that all the other homes on Pollard Path have garages and adding one to hers would not interfere with the neighbors' Right of Way. Steve asked if the garage level would be the same as the main floor to which Carol stated no, there would be a staircase to reach the main level. Steve stated that the Board had set a precedent when allowing the Mullens to be closer than the 35' setback, and that the only variance needed would be for the garage due to the setback from the Right of Way- all other setbacks are conforming.

Charles introduced himself as the abutter to the north and that the ground slopes toward the garage. He requested that no earth be removed to mitigate that. Carol responded that the state approved a good 20'-25' in front of the driveway. Steve asked if there was a berm toward the north side and Carol stated yes there was, and that Matt Barnard or Mike Ethier could reroute the trench with stone to catch the runoff or add a retaining wall. She added that there was also grass there that would absorb some water. Discussion was held

regarding elevation and orienting the public to the location of the garage to clarify the proportion to the trees located on the property line.

David asked what the new building's far corner distance will be from the property line on the Mullen's side. Carol answered she cannot say exactly because the Right of Way is the center of the road 8'-10'. Steve clarified that the variance would be for 20' on one side, and 10' on the other. Charles asked if the gravel area would increase and Carol stated no. David asked if there would be room for emergency vehicles as it is a private road, and Carol answered the road would be unchanged.

Carol steered the conversation to the deck proposal. She explained that in her last building permit request in August, the renovated third floor had a sliding door added to accommodate a second-floor deck. She went on to say the current deck is 40 years old and needs replacing as it is sinking into the ground pad. She stated that the new deck had to be built anyway, and the second level would complete the renovation to the third floor. She added that an additional 2.5' from where the current deck is, would be added to square it off to match the edge of the foundation, and the staircase would be changed to create a platform. Steve asked if they were making the deck deeper and Carol said not toward the lake. David asked if there would be a roof on top to make it more like a porch than a deck, and Carol answered yes; the state had already approved it, so now she was asking the town. Steve stated that aesthetically, that makes it much better. Carol stated that there were also two letters of support, one from each neighbor, and that the only other neighbor, Melissa, gave her verbal approval.

Steve asked the board if there were any questions. David asked when the construction would start. Carol answered the goal is to start as soon as possible. There were no other questions from the board. Steve summarized the motion is for a variance of 10' on the northside, 20' against the Right of Way, and reiterated that the Board had set a precedent with the Mullens. All members voted yay, and the motion passed; variance granted.

The board shifted their focus to Alvin's 10' variance request for a proposed 26' x 28' garage located at 55 Pine St. So. Alvin oriented the board to the site plan and discussed the challenges due to the lay of the land to include the septic location, well positioning, slope of the driveway, and overall grade of the property. He explained that the garage needed to be positioned toward the back of the property close to Glen Road, but that he can only get 25' or 26' of setback due to the grade of the property. David asked if they're parking up top now, and Alvin answered yes. David noted that the property on the other side of the road has a building almost on the road- maybe 20' away. Steve asked what the distance between the house and garage would be. Alvin answered 30' at most due to having to work around the location of the well, and around 28' from Glen Road. Steve mentioned perhaps turning the garage and asked if he would be doing away with the existing shed. Alvin responded that he wasn't sure because it was a very nice Reeds Ferry shed. David added that if they turned the garage, they would be increasing one setback, but at the same time be decreasing the other setback. Steve stated that it would turn the garage away from the well, but that the board needed better dimensions and distances than what was presented to them. He inquired about what if the

garage was positioned to be square to the road instead of the house and added that there must be enough room to turn a vehicle- suggested 100' wide. Wayne suggested changing the dimensions of the garage to better meet the setback. Steve responded that with today's vehicles, making the garage much smaller would prove challenging.

Steve stated he wanted the garage location to maintain 30' on near corner to give more driveway. Alvin stated he did not want to alter the water drainage because it would require more fill and expand the project too much, but that it would have a frost wall. Steve asked if the garage would be heated and Alvin said no. Steve responded that if it was not heated, there would not be a need for a frost wall. Alvin stated that it would be a prefab structure from LaValley's. David reiterated that a more definitive layout with dimensions would be helpful. Steve encouraged him to work with James (the building inspector).

Steve stated they would grant a 5' variance to the front corner, to turn the garage a little bit, and to add dimensions. Alvin asked what dimensions, and Steve clarified elevations, front to back distances, and distances between structures. Wayne added elevation needs to be added as well due to water considerations. Steve adjourned the meeting at 7:58 PM.

FINAL

Bridgewater Zoning Board  
November 18, 2024 Minutes

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

Public present: James R. Smith, Diane Farraher-Smith

Steve called the meeting to order at 7:00 PM, introduced the board members, verified the return receipts for all abutter notifications, and stated that the application was complete. He summarized that the purpose of the meeting was for a setback variance request for a new garage construction located at 46 Hillcrest Road from James R. Smith and Diane Farraher-Smith.

Diane distributed three packets to the board that included a picture from the contractor of the proposed new garage. She explained that they are requesting a 10-foot variance on the sideline setback from her neighbor, not from the road. She explained that the cottage has three different foundations, was built in 1984, and was previously part of the boys' camp of Whittemore Shores. She stated that all her abutters were fine with the proposed plans and that she had letters and emails to verify it.

Discussion was held regarding the location of their leech field as well as the neighbor's, the well, water lines, septic tank, six trees that had been removed, spacing between structures, slope of the property, propane delivery driveway considerations, snow and water considerations, light and air considerations, yard considerations, and various reasons why the garage could not be in other locations or orientations.

The board discussed that the proposed variance would be abutting the neighbor's leech field, which is unbuildable, in turn maintaining spacing between structures preserving the safety consideration of setbacks. Steve asked the board if there were any questions and there were none. Steve asked if anyone was in favor of granting a 10-foot variance on the sideline setback, and all board members voted in favor. The variance passed.

Steve directed the board to review the minutes from December 2023, September 2024, and October 2024. Edwin made a motion to accept the minutes as written, Ron seconded, and the motion passed. Steve made a motion to adjourn, Ron seconded, and the meeting was adjourned at 7:30 PM.