

Present: Mark Anthony, Wade Kiniffin, Daryl Verstrate, Mike Verts, Jack Fitpatrick, Dennis Wigfield, Paul Fordham, Mark Humbert, Heather Luther

Appeal 07-26 Mark Humbert- Location of 3550 Lakes Corner, Rose Valley Road, side set back

Mark would like to put a 10' x 16' shed on side yard of his rental property.

Elderly couple is leasing the home and have a shed they would like to bring in. It will be placed on a gravel pad. There is an existing shed/ barn that is in rough shape and will eventually get torn down.

15-20' from neighboring property- to conform the shed would have to be in the middle of the yard.

90' off the road

Septic tank and leach fields are behind the trailer

No neighbors present, no letters received.

After completion of the Short Environmental assessment form, it was determined that the proposed action will not result in any significant adverse environmental impact.

The board considered multiple factors (see area variance findings and decision) general findings were as follows: the proposed action is in character with the neighborhood and the proposed changes are not substantial to the existing to non-conforming lot. The following conditions would apply: The shed is to be 10x16 as requested and no closer than 15' from the West lot line.

All in favor, none opposed.

Motion made by Dennis to accept April Meeting Minutes, Seconded by Wade Kniffen All in favor.

Mark asked that the Code enforcement officers fill out the application completely.

We do not require a survey to be done when applying for appeals unless there is a dispute with the neighbors. Code enforcer measures against the county map and is usually within a foot of the actual line. More diligence is taken when permanent structures are involved. We are trying to keep this cost efficient for the residents. When arguments arise or neighbors contest then surveys may be required.

As of right now there is nothing on the schedule for next month, planning board may want to meet to discuss rental law.

Motion made by Daryl Verstrate to adjourn, second by Jake Fitzgerald