

Sachem's Head Association Zoning Board of Appeals meeting of December 9, 2008

MINUTES
Sachem's Head Association Zoning Board of Appeals
Town of Guilford
December 9, 2008

A meeting of the Sachem's Head Association Zoning Board of Appeals (SHAZBA) was held on December 9, 2008 at 5:00 p.m. at the Town Hall Selectmen's Meeting Room. With Chairman Barbara Henningson presiding, the meeting was called to order at 5:00 p.m.

Present: Barbara Henningson, Andrew Fisher, Chris Scriabine,
Additionally: Russell Campaigne (architect for applicant), Greg Makula from Hanler Builders (applicant's contractor) and K.J. Lee.

Chairman Henningson certified that the legal notice for the public hearing was posted and was being held within the specified required time. It was advertised in the newspaper twice within the required notification period.

Mr Colin Gordon; property located 57 Chimney Corner Circle. Map 736, Lot 550, Zone C. Zoning regulations being appealed regarding floor area ratio and rear yard set back. App # 11-18-08. Received 11/19/08.

Presentation was made by Architect Russell Campaigne. The applicant is requesting to raze the current house and rebuild in the same location except that they wish to remove a section of the house on the west of the property and add on to the house on the east. The square footage would not change with this alteration. The hardship exists because it is a lot that predates zoning and is a corner waterfront layout with an irregular shoreline and areas of rock outcroppings. This compromises the ability to locate a functioning septic system. Relocation of lot coverage facilitates the installation of a new septic system and opens a view corridor of the water. Additionally, the applicant is proposing to add two balconies on the water side which will increase square footage. A decision by Planning and Zoning directed this portion of the application to the Zoning Board of Appeals as Mr. Campaigne disagreed with their interpretation of the regulations.

Two letters in support of the proposal were received; one was from Bill Quirk and Coralie Shaw and the other from Jean-Marc Pandraud.

A motion was made by Chris Scriabine, seconded by Andrew Fisher, whereby the Sachem's Head Zoning Board of Appeals voted to close the public portion of the hearing at 5:43.

Discussion -

Andrew Fisher – there is no hardship related to the septic system. It can be built in the new location without moving the house.

Chairman Henningson – there are no letters in opposition.

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Chris Scriabine – There is no benefit to having a house that is not structurally sound. The porches will have minimal impact.

Andrew Fisher – has no opposition to the rearrangement of square footage but the additional square footage of the porches is not justified.

Chairman Henningson – the lot location and shape qualify as a hardship.

A motion was made by Chris Scriabine, seconded by Andrew Fisher, whereby the Sachem's Head Association Zoning Board of Appeals voted unanimously to deny: Mr Colin Gordon; property located 57 Chimney Corner Circle. Map 736, Lot 550, Zone C. request for variance to allow increase in square footage and to approve request for variance to allow reconfiguration of non-conforming structure.

A motion was made by Andrew Fisher, seconded by Chris Scriabine, whereby the Sachem's Head Association Zoning Board of Appeals voted to close the public hearing for Mr. Colin Gordon, property located at 57 Chimney Corner Circle at 5:55 p.m.

A motion was made by Andrew Fisher, seconded by Chris Scriabine, whereby the Sachem's Head Association Zoning Board of Appeals voted to adjourn at 6:00 p.m.

Respectfully submitted,

J. Donnette Stahnke

Recording Secretary, Sachem's Head Association Zoning Board of Appeals