

MINUTES
Sachem's Head Association Zoning Board of Appeals
Town of Guilford
September 28, 2010

A meeting of the Sachem's Head Association Zoning Board of Appeals (SHAZBA) was held on September 28, 2010 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 Schriabine, Matt Wilson
Additionally: Wayne and Michelle Garrick, Peter and Connie Dickinson

Mrs. Arbuckle read the legal notice into the record.

1. **Close the open hearing regarding Sachem's Head Zoning Board** and JJEANS, LLC from November, 2004 regarding the property located is 175 Uncas Point Rd.

Cmsr. Henningson explained that the appeal has been withdrawn.

Upon a motion by Cmsr. Fisher and seconded by Cmsr. Wilson it was voted to close the open hearing.

IN FAVOR: Wilson, Schriabine, Fisher

OPPOSED: None

ABSTAINED: Henningson

The motion carried 3-0-1

2. **The Dickinson Residence 240 Falcon Road. Map1, Lot 43, Zone C.** zoning regulations being appealed regarding floor area ratio. App # 9-03-10. Received 9/03/10

Present for the applicant: Wayne and Michelle Garrick, Architect; Peter and Connie Dickinson. The history of the property was presented.

The Dickinson's are moving back to be closer to their family and would like to add the study so Mrs. Dickinson can continue working at her very successful marketing business in Chicago.

The study would not be a bedroom, which could not be added because of the septic. The study would add 357 sq ft on the second floor. The steep slope regulation causes this to be over the area allowed.

Discussion:

Cmsr: The floor area of 4508 sq ft does that include the basement?

Mr. Garrick: Yes it includes the decks/ porches, and shed as well.

Cmsr: The existing 4508 sq ft is 29.5% coverage. Zoning allows 24.5%. The 357 sq ft addition will create 31.8% coverage.

Mrs. Dickinson: All of the neighbors were contacted with letters and drawings were sent to them.

Mr. Dickinson: received a call from Mr. Ed Gillis in support of the project.

Cmsr: No Letters or phone calls were received in support or objection to this project.

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Mr. Garrick: gave an example of how the steep slope regulation affects the buildable area of a lot.

Cmsr: currently the lot is 5% over, what about without the porches and deck? Could you play with the decks?

Cmsr: what is the specific hardship?

Mr. Dickinson: The floor area, and the need to be actively involved in the business in Chicago.

Mr. Garrick: The house was built prior to the steep slopes regulation.

Upon a motion by Cmsr. Wilson and seconded by Cmsr. Schriabine it was unanimously voted to close the public hearing at 5:20pm for Dickinson, 240 Falcon Rd.

Deliberation of public hearing items:

Dickinson:

Cmsr: Our zoning states that an exceptional difficulty needs to apply.

Cmsr: I don't see enough to over ride zoning.

Cmsr: I agree, don't see how we can over ride. Even if it would be aesthetically pleasing like Pendrose would have been. There is not enough here.

Cmsr: They could bring down some of the square footage of the decks or shed to even it out.

Upon a motion by Cmsr. Fisher and seconded by Cmsr. Wilson it was voted to deny the application.

IN FAVOR: Wilson, Schriabine, Fisher

OPPOSED: None

ABSTAINED: Henningson

The motion carried 3-0-1

Then, with no further business before it, upon a motion by Cmsr. Henningson and seconded by Cmsr. Wilson it was unanimously voted to adjourn the meeting of the Sachem's Head Association Zoning Board of Appeals at approximately 5:26 p.m.

Respectfully submitted,

Katie Arbuckle
Recording Secretary