

Minutes of the Town of Manchester Zoning Board Meeting of July 7th, 2020 – 7:00pm

Present: Scott DeCook, Michael Blazey and Leonard Bolton - members, Kenneth Blazey - Chairman, Jill Havens - Recording Secretary and Steve DeHond - Code Enforcement Officer

Absent: Jessica Hemenway

Also, present: James McWilliams – Applicant; Luke Abbott – Applicant; Chris VanSchaick – Applicant

Chairman Blazey introduced the board members and the applicants were informed of their right to appeal the decision of the board within 30 days.

Area Variance # 4604 - 20: Luke Abbott who is requesting a Use Variance to operate a power washing business on the corner of Route 96 and Kyte Road, tax map no. 32.00-1-2.111 in an A-1 district pursuant to Chapter 325 Section B – permitted uses.

The chairman read the public hearing notice. Nineteen (19) surrounding property owners were notified by mail of this meeting of which, none were present.

Kenneth Blazey, Chairman: Ok, Luke wants to put a barn up for his equipment for power washing. What size is the barn you want to do here Luke?

Luke Abbott: It's going to be 30' x 60' x 12'.

Kenneth Blazey: Now, where is that going to be located in the corner?

Luke Abbott: It's not going to be directly snug into the corner, right in that area where the grass is currently being mowed, entering from Kyte Road

Len Bolton: Is that city water there?

Luke Abbott: Yes, it is city water there.

Scott DeCook: Have you been to the County yet?

Luke Abbott: I went to the County first.

Kenneth Blazey: You are just going to house trucks here?

Luke Abbott: Yes, we aren't doing actual business out of there. It's just a place for my trucks to stay at night. I have three (3) trucks currently and they are taking up all the room in my driveway and I have no room to expand there.

Len Bolton: You aren't going to be doing any power washing there?

Luke Abbott: Correct, everything we do is all mobile and is on job site locations.

Kenneth Blazey: Any other questions?

(Hearing none)

The Public Hearing was closed.

At this time, the board reviewed the Use Variance Findings and Decision form. The ZBA, taking into consideration the five factors, finds that the benefit to the applicant **does not** impose a detriment to the neighborhood or community

A motion was made by Len Bolton to **approve** Use Variance # 4604-20, submitted by Luke Abbott who is requesting a Use Variance to operate a **mobile** power washing business on the corner of Route 96 and Kyte Road, tax map no. 32.00-1-2.111 in an A-1 district pursuant to Chapter 325 Section B – permitted uses., the motion was seconded by Scott DeCook. All voted "Aye." Motion carried.

Area Variance # 4605 - 20: Chris VanSchaick who is requesting an area variance for an addition on the rear of home with an 18' setback when code states 50' on property located at 559 Faas Road, tax map no. 12.00-1-44.131 in an A-1 district pursuant to Chapter 325 Section 325 – Attachment 1.

The chairman read the public hearing notice. Ten (10) surrounding property owners were notified by mail of this meeting of which, none were present.

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Kenneth Blazey, Chairman: You have a nice place over there, Chris, but the lot is kind of funny shaped. There is all farmland behind you, correct?

Chris VanSchaick: Yes.

Kenneth Blazey: It looks like you want to increase the size of the current house with a 46' x 21' addition, is that right?

Chris VanSchaick: Correct. We looked at buying a bigger home for about 6 years but we really like this property and we couldn't find anything big enough for our large family.

Kenneth Blazey: Any questions for Chris?

Scott DeCook: Is the addition going right out the back of the house?

Chris VanSchaick: Yes, the house is currently 1100 square feet and this addition will almost double that.

Mike Blazey: Is it going up too? Adding a second story or just out?

Chris VanSchaick: Just out. No second floor.

Kenneth Blazey: Any other questions?

(Hearing none)

The Public Hearing was closed.

At this time, the board reviewed the Area Variance Findings and Decision form. The ZBA, taking into consideration the five factors, finds that the benefit to the applicant **does not** impose a detriment to the neighborhood or community.

A motion was made by Mike Blazey to **approve** Area Variance # 4605-20, submitted by Chris VanSchaick who is requesting an area variance for an addition on the rear of home with an 18' setback when code states 50' on property located at 559 Faas Road, tax map no. 12.00-1-44.131 in an A-1 district pursuant to Chapter 325 Section 325 – Attachment 1, the motion was seconded by Chairman, Kenneth Blazy. All voted "Aye." Motion carried.

Area Variance # 4606 - 20: James McWilliams who is requesting an area variance for a 5' side setback for a pole barn on property located at 3898 Miner Road, tax map no. 2.00-2-6.200 in an A-1 district pursuant to Chapter 325 Section 325 – 24-C.

The chairman read the public hearing notice. Four (4) surrounding property owners were notified by mail of this meeting of which, none were present.

Kenneth Blazey, Chairman: Did everyone get a chance to look at the property? He has a VERY narrow lot.

Board Members: Yes.

Kenneth Blazey: How many feet is that across there for road frontage?

James McWilliams: Its about 160 feet.

Kenneth Blazey: But its very deep. He has a very nice retaining wall on the one side. Are you planning to access this on that side there?

James McWilliams: No, the bank is too steep there.

Kenneth Blazey: How is the barn going to be setting there?

James McWilliams: It will be parallel to the house.

Scott DeCook: How far away from the house?

James McWilliams: Approximately 40 feet behind the house.

Kenneth Blazey: Are you going to put a driveway to it?

James McWilliams: No.

Kenneth Blazey: Any other questions?

(Hearing none)

The Public Hearing was closed.

At this time, the board reviewed the Area Variance Findings and Decision form. The ZBA, taking into consideration the five factors, finds that the benefit to the applicant **does not** impose a detriment to the neighborhood or community.

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A motion was made by Mike Blazey to **approve** Area Variance # 4606-20, submitted by James McWilliams who is requesting an area variance for a 5' side setback for a pole barn on property located at 3898 Miner Road, tax map no. 2.00-2-6.200 in an A-1 district pursuant to Chapter 325 Section 325 – 24-C, the motion was seconded by Len Bolton. All voted "Aye." Motion carried.

Previous Minutes:

A motion was made by Kenneth Blazey to approve the minutes from the meeting which took place on June 2nd, 2020, the motion was seconded by Mike Blazey. All voted "Aye." Motion carried.

Meeting adjourned @ 7:27pm.

Meeting adjourned.

Respectfully submitted,

Kenneth Blazey
Chairman, Zoning Board of Appeals

Jill Havens
Recording Secretary