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**TOWN OF CHARLOTTE  
ZONING BOARD OF ADJUSTMENT  
DECEMBER 7, 2016**

**DRAFT**

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**MEMBERS PRESENT:** Frank Tenney, Chair; Matt Zucker, Andrew Swayze, Jonathan Fisher (arrived 7:06 p.m.), Stuart Bennett (arrived 7:11 p.m.).

**ADMINISTRATION:** Daryl Benoit, Town Planner/Zoning Board Staff.

**OTHERS PRESENT:** Paulette Thibault, James Thibault.

*Minutes subject to correction by the Charlotte Zoning Board of Adjustment. Changes, if any, will be recorded in the minutes at the next meeting of the Board.*

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**AGENDA:**

- **ZBA-16-149-CU: Continuance of the Conditional Use Review for Paulette and James Thibault to raise the roof on two sections of a house; to construct a 10'x12' back deck and a 10'x44' front porch; and to replace the existing garage with a 10'x18' carport. The property is located at 20 Baldwin Road within the Rural District.**

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**CALL TO ORDER**

Mr. Tenney, Chair, called the meeting to order at 7:00 p.m.

**CONTINUATION: ZBA-16-149-CU: Continuance of the Conditional Use Review for Paulette and James Thibault to raise the roof on two sections of a house; to construct a 10'x12' back deck and a 10'x44' front porch; and to replace the existing garage with a 10'x18' carport. The property is located at 20 Baldwin Road within the Rural District.**

Paulette Thibault and James Thibault, owners, appeared on behalf of the application.

**STAFF NOTES**

Mr. Tenney, Chair, reviewed staff notes. The property is located at 20 Baldwin Road. The applicants have submitted revised site drawings as requested from the November 30<sup>th</sup> hearing. The applicants are still sworn in, said Mr. Tenney.

**APPLICANT COMMENTS**

Ms. Thibault reviewed three revised sketches as submitted:

- Sketch 1, a drawing to scale of the proposed front of the house showing the proposed front covered porch
- Sketch 2, proposed windows and door placement, new roof line and back deck
- Sketch 3, a porch and walkway,

**ZBA QUESTIONS/COMMENTS**

Mr. Tenney asked if the proposed porch roof will extend to the end of the existing house.

Ms. Thibault replied yes. The porch will come out 10' total to meet an existing walkway.

The covered roof will go to the end of the house. The height of the proposed porch is not

48 even a full step up from the walkway. There will be no railings, said Ms. Thibault. Mr.  
49 Tenney clarified that the covered porch will be open sided.

50  
51 Ms. Thibault explained that as per Sketch A, the one section of raised roof will go up 7'  
52 for added head space in an existing bedroom. The other section will go up 5' for head  
53 space, said Ms. Thibault.

54  
55 Mr. Fisher asked what the pitch of the new roof will be. Ms. Thibault explained that the  
56 new pitch will be the same as the existing 6/12 pitch. Dormers wouldn't give the wanted  
57 head space, said Ms. Thibault.

58  
59 Ms. Thibault explained that there is one existing window on the north end of the house,  
60 and the south end has no windows. The existing attic has storage space currently, said  
61 Ms. Thibault.

62  
63 Mr. Fisher asked if the new roof line would extend the entire length of the house. Ms.  
64 Thibault replied yes.

65  
66 Ms. Thibault pointed to a proposed 12'x10' back deck with a 6' section touching the side  
67 of the house on the revised site plans.

68  
69 Mr. Swayze reviewed that the ZBA had requested more details of the proposed changes,  
70 which have been provided, and a clarification of the front yard setback to Baldwin Road.

71  
72 Mr. Tenney asked if there had been a roof over the front entry way. Ms. Thibault replied  
73 yes. There are a few boards left from when a tree hit the entry door roof. The extended  
74 proposed porch roof will direct rain water off the house and away from the house  
75 foundation. The house has a stone foundation and water ends up in the basement when it  
76 rains, said Ms. Thibault.

77  
78 Mr. Zucker asked what the front yard setback is from the road. Mr. Benoit said that the  
79 setback measures 26'. Mr. Fisher noted that the house is 17' from the edge of the Town  
80 right-of-way. Mr. Thibault pointed to a pin location on the revised site map and said that  
81 the pin sits almost at the road edge. Mr. Tenney said that there are two road frontages;  
82 Baldwin Road and Lewis Creek Road.

83  
84 Mr. Swayze asked if there is a lot of traffic. Traffic comes from the Garvey horse farm at  
85 the end of the road, said Mr. Swayze. Mr. Fisher noted that the Garvey horse farm  
86 borders the Monkton town line.

87  
88 Ms. Thibault said that she researched the traffic patterns of Lewis Creek Road and  
89 Baldwin Road. There is not that much traffic, said Ms. Thibault.

90  
91 Mr. Zucker asked if the proposed front porch would stay within the same line as the  
92 existing porch. Would there be additional encroachment, asked Mr. Zucker. Mr. Tenney  
93 said that the back deck may be within the 50' setback as well. The whole house may be

94 within the setbacks, said Mr. Tenney. Mr. Thibault said that he measured the distance as  
95 36' from the house to the edge of Baldwin Road. Mr. Fisher explained that the Town  
96 takes setback measurements from the road center line. The Town has 25', said Mr.  
97 Fisher.

98  
99 There were no further ZBA questions.

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101 PUBLIC COMMENTS

102 None.

103

104 **MOTION by Mr. Fisher, seconded by Mr. Zucker, to close the hearing regarding**  
105 **ZBA-16-149-CU, a Conditional Use Review, for Paulette and James Thibault to**  
106 **raise the roof on two sections of a house; to construct a 10'x12' back deck and a**  
107 **10'x44' front porch; and to replace the existing garage with a 10'x18' carport.**

108 **VOTE: 5 ayes; motion carried.**

109

110 Mr. Tenney explained that the ZBA has 45 days to render a written decision once the  
111 hearing is closed, and there is a 30 day appeal period. The applicant would then need to  
112 apply for a permit, said Mr. Tenney.

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114 **ADJOURNMENT and DELIBERATIVE SESSION**

115 **MOTION by Mr. Zucker, seconded by Mr. Bennett, to adjourn the meeting and**  
116 **enter Deliberative Session.**

117 **VOTE: 5 ayes; motion carried.**

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119 The ZBA meeting was adjourned and the Board entered Deliberative Session at 7:23 p.m.

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121 Minutes respectfully submitted, Kathlyn Furr, Recording Secretary.

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