DRAFT

Charlotte ZBA

Oct. 15th, 2014

Present: Frank Tenney, Jonathan Fisher, Doug Webster. Absent: Ben Paulwan, Andrew Swayze. Staff present: Britney Tenney, Zoning Clerk & Freeda Powers, Recording Secretary.

Frank T. chaired the meeting, which was called to order at 7:10pm. The Board reconvened after a site visit to the Galipeau residence located at 436 Monkton Road. Present at the site visit were: Frank T., Jonathan F., Doug W. Jason and Erica Galipeau, applicants, were sworn in.

The Board reported their observations and notations from the site visit:

The front yard setback was noted at 137' from center line of the roadway. The septic location was viewed, and noted that it does not impact this proposal. The height of the existing home was viewed. The Board noted an existing shed on the NW side of the property which the applicants plan to remove. A proposed 12' X 52' deck on the back of the existing home will leave the well-head accessible. The existing garage will be moved forward to allow the 28' space for the "great room". The garage will have an additional loft space which the applicants said will be used primarily for storage. Existing eaves are approximately 2.5' as noted by the applicants.

Frank T. said he would like to see existing vs. proposed elevations of the home to better visualize the changes and to compare rooflines. The applicant agreed to provide this and assured the Board that the front of the home will look very similar, only pulled forward.

The Board requested from the applicants the following items: N, S, E & W elevations of the existing structure, elevations with the proposed changes, accurate measurements for all yards/setbacks, add driveway measurements to the plans, show the building footprint with the additional eaves noted, add the existing barn to the site plan and add a scale to the overall plans and elevations.

Jonathan F. made a motion to continue the public hearing to 10/22 @ 7pm. Doug W. seconded the motion. The Board voted 3-0 (Frank T., Jonathan F., Doug F. yay; Ben Paulwan and Andrew Swayze absent).

The meeting adjourned at 7:30p.m.

Respectfully Submitted,

Freeda Powers, Recording Secretary