

**TOWN OF CHARLOTTE  
ZONING BOARD OF ADJUSTMENT  
October 22nd, 2014**

**DRAFT**

**MEMBERS PRESENT:** Ben Pualwan, Chair; Frank Tenney, Douglas Webster, and Jonathan Fisher.

**ADMINISTRATION:** Britney Tenney, Zoning Clerk.

**OTHERS PRESENT:** Jason and Erica Galipeau

*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.*

**AGENDA:**

- **ZBA-14-07 continuation of the conditional use review of the Galipeau ( originally held on 10/15/2014)**

**CALL TO ORDER**

Mr. Pualwan, Chair, called the meeting to order at 7:05 p.m.

**ZBA-14-07 Continuation of the Galipeau hearing (originally held on 10/15/2014)**

**Exhibit A – set of existing and proposed building plans drawn to scale**

Mr. Galipeau explains that at the recommendation of the ZBA, they measured all of the setbacks and came up with a set of finalized existing and proposed building plans drawn to scale. The existing and proposed setbacks were measured and out onto a plot plan.

**Exhibit B- Outside elevations of the existing and proposed front and side views.**

Mr. Fisher reviewed the plans and noted that the right-of-way (Monkton Road) was actually four rods in length.

Ms. Galipeau explained that the new measurements include the four rod length (66ft) right-of-way. The front setback was calculated and 33ft was subtracted to accommodate the right-of-way.

Mr. Tenney asked how much the volume was being increased within the setback. After reviewing the plans, it was calculated that 626.25 square feet of volume was being added within the setback.

Mr. Fisher asked if the current 42 square foot bump-out on the north side of the house was the only part of the structure to be removed.

Ms. Galipeau said that the old TV bump-out would be the only thing removed the structure.

There is a brief discussion regarding the pitch of the roof. Mr. Fisher explains that the proposed pitch is fairly shallow.

Ms. Galipeau explains that the new garage will have a loft for storage. The loft will be small and will not be for living space. There will be no stairs to access it.

Mr. Pualwan explains that it is within the purview of the ZBA to determine if the increase of volume within the setback would be an unnecessary increase in the degree of nonconformity.

Mr. Webster asks if the applicant can provide a photograph of the front of the house.

**Exhibit C- Photograph depicting the front elevation of the house.**

**8:15PM- MOTION by Mr. Webster, seconded by Mr. Fisher to close the Galipeau Conditional Use hearing.**

**VOTE: 4 ayes, 1 absent (Andrew Swayze); motion carried**

#### **DELIBERATIONS**

**Motion by Mr. Tenney, seconded by Mr. Fisher to enter deliberative session to review pending decisions ZBA-14-04, ZBA-14-05, and ZBA 14-06.**

The ZBA members entered Deliberative Session at 8:20p.m. Andrew Swayze joined the deliberative sessions at 8:25PM.

**MOTION by Mr. Webster, seconded by Mr. Fisher, to approve the decision of ZBA-14-04, Conditional Use Review of 598 Flat Rock Road, with edits.**

**VOTE: 5 ayes; motion carried**

**MOTION by Mr. Swayze, seconded by Mr. Tenney to approve the decision of ZBA-14-05, Conditional Use Review of 2668 Thompson's Point Road, with edits.**

**VOTE: 5 ayes; motion carried**

**MOTION by Mr. Fisher, seconded by Mr. Webster, to appoint Mr. Tenney as Zoning Board Chair, pending the official resignation of Mr. Pualwan.**

**VOTE: 5 ayes; motion carried**

**MOTION by Mr. Fisher, seconded by Mr. Webster, to appoint Mr. Swayze as Vice Chair upon Mr. Tenney, who is currently serving as Vice Chair, transitioning into the Chair position.**

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

#### **ADJOURNMENT**

The ZBA meeting was adjourned at 9:35 p.m.

Minutes respectfully submitted, Britney Tenney, Zoning Clerk