

APPROVED

A public hearing before the Zoning Board of Appeals of the Town of Williamson was held on December 16, 2010, in the Town Conference Room at 8:00 p.m.

The following members were

Present: Jay Peters, Chairman
Ernie Norton
Jordan Szklany
Kurt Allman
Bruce Akins

Also Present: John Fox, Amy Skinner and Stephen C. Haywood, Assessor/Zoning Officer

The minutes of the November 18, 2010, meeting were submitted for approval. A motion was made by Bruce Akins and seconded by Ernie Norton to approve said minutes. All voted in favor of the motion.

The following Notice of Action was submitted for approval:

Appeal No. 780 – (Michael Clancy) A motion was made by Ernie Norton to approve the Notice of Action as submitted. Jordan Szklany seconded the motion. Motion passed.

Agenda items:

Appeal No. 782 (Curtis Skinner) Amy Skinner addressed the Board. She indicated that the attached garage shown on survey map submitted with her application is in structurally bad shape and is close to falling down. Her husband wishes to demolish this and build a new detached garage. The new garage will be 17 feet from their west lot line. Zoning requires 25 feet. Chairman Peters asked Ms. Skinner if the neighbors had any issues with the proposed garage. Ms. Skinner indicated that she spoke with Joyce Verdine and Seth Beckwith, adjoining property owners, and they had no problems with it.

Chairman Peters asked if there any other public comments or concerns. There were none.

There being no further discussion, Bruce Akins made a motion to grant Appeal No. 782 with 8 feet of relief on the west lot line for a detached garage. Jordan Szklany seconded the motion. Upon roll call vote, all voted in favor of the motion.

Appeal No. 781 (John Fox) Mr. Fox was present and addressed the Board. He submitted a copy of his survey map showing the placement of the proposed garage in relation to his septic leach lines and the right-of-way. The new garage would be 10 feet from the leach lines; 13 feet to the edge of the right-of-way and 23 feet to the edge of the road.

There was concern regarding how close the proposed garage would be to the right-of-way and the Board discussed ways in which Mr. Fox could possibly turn the structure and move it closer to his west lot line.

Discussion ensued.

Bruce Akins made a motion to grant Appeal No. 781 for 34 feet of relief on the southeast corner (front) and 7 feet of relief on the west side lot line and that no overhead doors will be installed on the south elevation. Kurt Allman seconded the motion. Upon roll call vote, all voted in favor of the motion.

There being no further business, a motion was made by Kurt Allman to adjourn the meeting. Jordan Szklany seconded the motion. The meeting was adjourned at 8:40 p.m.

Respectfully submitted

Paula J. Datthyn, Secretary