

## Zoning Board

December 5, 2007

## Memorial Building

7:00 P.M.

*These minutes are to be considered draft minutes only until they are approved by the Board at their next meeting.*

**Present:** B Manning, Cynthia Hayes, Gene Hayes, Bill Sullivan

**Literature and Correspondence:** None

**Minutes:** Cynthia made a motion to accept the minutes of the Zoning Board meeting of November 7, 2007; seconded by Gene, all in favor.

The Board discussed the issue of Paul Biebel's property on which Tom Duling says there is now a shed built which is much larger than the 8'x16' approved by the Zoning Board in August. This issue is now before the Selectmen. Various legal issues were brought up, concerning zoning violations. B wanted to contact the LGC for some advice.

**Membership:** None of the prospective alternate candidates were able to join the Board at this time. Cynthia asked about advertising, Bill mentioned a letter to the editor. B announced that he would not be running again in March.

**Leach-Continued Area Variance Hearing.** Present: No one. B read a letter received from the Leach's stating that they were going to build a smaller structure and attach it to the house so that they would not need a variance. The Board wishes to send the Leach's a follow-up letter.

**Tunis, LLC-Continued Variance Hearing:** Present: Susan Hankin-Birke, David Eckman. A new plan was presented. The septic is now on one lot. The lot acreages have changed to .37 ac. & .68 ac. The garage has been eliminated from the plan for either property. The house on the smaller lot is now a 2-bedroom. The square footage of the smaller house now includes a covered parking area. The house on the larger lot is angled to facilitate the use of a passive solar system, which is also why the utility "bump-out" is needed.

There was discussion about the soil type and the State requirements for septic systems and wells on waterfront property. The house on the larger lot must be 25' from the leach field because of foundation drains.

Susan presented her draft of Declaration of Covenants to be placed on the deeds in regards to the shared septic system and well. These will be sent to Attorney Dan Smith for review. She also included on the plan those variances which she new were needed. The Board actually had a few more.

The Board needs to know where the driveways will be. The size of the bump-out needs to be clarified.

There was discussion about the current and the new shoreline protection act to be effective in April. There was general discussion about conditions that the Zoning Board might impose.

B wants to send a copy of this plan to Ross Stevens for his opinion. The Board is appreciative of the way Mr. Eckman and Ms. Hankin-Birke have adjusted the plans to meet the Boards concerns.

Ms. Hankin-Birke is concerned about how much she is costing her client each time she and Mr. Eckman are at a meeting. At this time, though the Board is not ready for a final decision. A possible condition might be monitoring of the construction process. Ms. Hankin-Birke will not be at the January meeting. The Board would like to finalize their conditions at the January meeting with the input from Ross Stevens and Dan Smith. The Hearing is continued until January 2, 2007 at 7:15pm. The Board will be sure to send the minutes from the January meeting to Susan, so that she will have time to go over them before the February meeting.

The meeting was adjourned at 9:50pm.

Respectfully Submitted,

Linda Huntoon Recording Secretary