

August 8, 2016

Town of Woodford
Zoning Board of Adjustment

"DRAFT"

Present: Chuck Suss, Ed Shea, Susan Wright, Betty Charette

Absent: John Dovitski

Attendees: Mike Charette, Avis Bruce-Hurley, Diane Davis, James Greenlaw, Demetra Caryofilles-greenlaw, Ramon Guilmette

Susan called the meeting to order at 6:03 pm.

There were minor adjustments to the agenda.

Application #2016-11 from George & Diane Davis to transfer .27 acres from parcel #000135.3 consisting of 5 acres to parcel #000140 consisting of .71 acres.....Avis presented a survey map of the "proposed" property transfer.

Ed discussed "property transfer vs. a boundary adjustment" to simplify the transfer.

Ed made the motion to approve the "property transfer or possible boundary adjustment" that is to be determined upon the advice of the lawyer involved.....Chuck 2nd; all in favor: yes. The application was approved.

Application #2016-10 from Mike & Betty Charette requesting a set back waiver for a 6x6 deck with rails.....Betty abstained from the process, due to "conflict of interest".

Ed inquired about the front set backs and whether the intent of the language from the bylaws, was from a centerline of the road vs. from the property line.

Ed motioned to give a 10 foot waiver on the front line border to include the house and deck..... Chuck 2nd; all in favor with the exception of Betty's abstention: yes. The application was approved.

Application from Ramon Guilmette tabled from last month's meeting.....Susan called Ramon, as he was not in attendance and he had previously stated that he would be in attendance. Ramon noted that he had not received a certified letter.

Susan noted that she had sent another letter, which was not a certified letter and that it was returned to her. She also noted the timeline for it's return, which was unusual.

Ed inquired about the "sugar house" (small building) on the property, noting that this would be considered "agriculture" and would not be subject to municipal zoning.....There was also discussion around a previous request to move the small building and Ramon was informed that the building had to remain as the request had exceeded the "statute of limitations".

The conversation led to "home occupation" and the use on the property. The board determined that the property was in the RR/RC zone, therefore it did not qualify for "commercial", due to lack of acreage.....whereas, the "home occupation" did not require the same amount of acreage. In this zone. However, "home occupation" language, does specify that the occupation is to not change the "character" of "residential" property.

The board determined that a limit of five (5) "small engine machines" on the front property could possibly any homeowner's yard at any given time. Therefore the board suggested that Ramon should limit his "home occupation" to five (5) " small engines" at any one time.....suggesting that the "small engines" could be changed occasionally to reflect his "home occupation".

Chuck noted that the property should not look "commercial" in order to fit the "home occupation" requirements for the zone, since it did not meet the acreage requirements.

Ed made the motion to approve the "home occupation".....referencing, "conditional use", section 3.11 (page 12) of the "Woodford Bylaws".....conditionally with a 2' x 2' sign, indicating "small engine machines"; with a maximum of five (5) "small engine machines" on the front property line at any one time, along with ample, safe parking with a sign indicating the ingress and egress.....Susan 2nd; all in favor: yes.

Chuck read the minutes of the previous meeting.....Susan motioned to approve; Ed 2nd..... all in favor with the abstention of Betty, due to being absent: yes.

The meeting adjourned at 7:20 pm.

The next regular meeting is September 12, 2016, at 6 pm.

Betty Charette
Acting Secretary