

August 10, 2015

DRAFT

Town of Woodford
Zoning Board of Adjustment
(DRAFT)

Present: Susan Wright, Ed Shea, Betty Charette

Absent: John Dovitski, Chuck Suss

Public: Jim Henderson, Avis Bruce-Hurley, Jim Horrigan, Christine Strzesak (sp.?), Diane Davis, George G. Davis, Earl Bump Jr., Gerald Smith Margaret Davis, Demitra Greenlaw, James Greenlaw

The meeting was recorded.

Susan called the meeting to order at 6 pm and suggested starting with the permit applications.

Permit #2015-002, Earl Bump Jr.: Ed noted that the permit did not show the rear boundary and suggested that the permit be approved, contingent to the actual dimension to the rear set back. Gerald Smith, the trailer park owner, left and came back with the needed information. Ed made the motion to approve the permit, Betty 2nd, all in favor: yes.

Permit #2015-003, James and Karen Horrigan: Ed noted that Woodford's bylaws needed to be updated and that they currently did not meet the requirements for the permit for a shed. He further explained that Woodford needed specific "waiver" language in the bylaws in order to issue the permit requested. (The bylaws are currently in the process of being updated.) He further noted that WLA bylaws had to be met as well.

Jim Greenlaw inquired about a neighbor's abutting fence and Ed suggested that it may be the reason that a fence usually needs to be set back onto one's property and that this may need to be addressed while updating the bylaws.

Ed also stated that a permit for Wayne Tift may have been given in "error" under the current bylaws and needs to be addressed.

Ed made the motion to approve the permit upon the change in the bylaw that will allow for a set back of less than 50%, Betty 2nd, all in favor: yes.

Review of the zoning compliance status of parcel #000140 for George and Diane Davis (zoning permit #2023 and septic permit #2024.....The owner at the time was Margaret L. Davis.): Avis Bruce-Hurley presented records of the Davis property in question. She presented a current map (6-23-2015) of the property and noted that there was a slight "deviation" on the north west line. She also stated that the garage was very close to the boundary, but was within (2.6 ft + or -) and 1.2 ft (+ or -).

Jim Greenlaw asked how it could be that the zoning permit #2023 showed the rear property and front property lines at 150 ft, when it was only 137 ft and Avis suggested that it can't be, which she was trying to provide. Jim also stated that 80% of his septic was on Margaret's land.

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Margaret Davis then asked where Avis had found the map of the zoning permit #2023 and she stated that it had come from the town office. Margaret then stated that Ron Higgins had stated that he had generated the map and she further stated that the map was not representative of the parcel in question.

Avis declared that in 2006, when she became the zoning administrator that she had come across the map in question.

Ed noted that if the boundaries were contrary under the bylaws at the time, then the permit was an invalid permit.

Avis then stated that Margaret Davis owned the property and she suggested that she did not know what was happening on her property?

Margaret interrupted Avis and said to her, "Do not hold me to a higher standard than the zoning board authority." She further stated that it was a "civil" matter.

Ed agreed and he read an excerpt from "Carozo Law Review" (Estoppel Doctrine).

A lively conversation went on between friends and neighbors and Susan called the meeting back to order. She further stated that the discussion was over and that it was determined that the issue was a "civil" matter and that the board could not act on the matter.

Ed stated that the board basically had the hearing due to a request to validate permits, which the board was unable to do.

Margaret informed the board that she and the Greenlaws, who are in the process of buying the property in question, are working together with her banks in order to resolve the issues.

Ed made the motion to end the discussion, Betty 2nd, all in favor: yes.

Ed made the motion to accept the minutes of the June meeting, Betty 2nd, all in favor: yes.

Susan made the motion to close the meeting at 7:20 pm, Betty 2nd, all in favor: yes.

The meeting adjourned at 7:20 pm.

The next meeting will be held on September 14, 2015, at 6 pm.

Betty Charette
Acting Secretary

August 10, 2015

DRAFT

Town of Woodford
Planning Commission
(DRAFT)

Present: Susan Wright, Ed Shea, Betty Charette

Absent: John Dovitski, Chuck Suss

Public: Jim Henderson

The meeting was recorded.

Susan called the meeting to order at 7:20 pm.

Betty made the motion to approve the previous minutes, Susan 2nd, all in favor: yes.

The board and Jim discussed the Town Plan and the Bylaws. It was agreed upon to have a “public hearing” for the “Town Plan” at the next meeting, if Chuck Suss was able to complete the updating of the plan. (Flood Resiliency/River Corridor and Swip ordinance)

Jim also noted that it was important to complete the Bylaws by December 2015.

Betty made the motion to close the meeting at 7:35 pm, Susan 2nd, all in favor: yes.

The meeting adjourned at 7:35 pm.

The next meeting will be held on September 14, 2015, at 6 pm.

Betty Charette
Acting Secretary