

ZBA MEETING January 24, 2023 @ 5:30 pm

1. CALL MEETING TO ORDER- 5:30 pm PLEDGE OF ALLEGIANCE
2. ROLL CALL: (PRESENT) Barry Beamish, Karren Scullion, Claudia Brown
3. APPROVAL OF JANUARY 24, 2023, AGENDA: Motion to Approve Agenda Barry Beamish, Second-Claudia Brown, All in Favor (3) Opposed (0) Voice Vote: Motion Carried
4. APPROVAL OF NOVEMBER 15, 2022, MEETING MINUTES: Motion to Approve Minutes Barry Beamish, Second-Claudia Brown, All in Favor (3) Opposed (0) Voice Vote Motion Carried
5. Approval to appoint Claudia Brown as temporary Secretary for January 24, 2023, meeting: Motion to approve appointment Barry Beamish, Second-Karren Scullion, All in Favor (3) Opposed (0) Voice Vote Motion Carried
6. Public Comment on Agenda Items Only: Open and Close @ 5:35pm — No Participation.
7. Unfinished Business: None
8. NEW BUSINESS:
 - a. Public Hearing for non-use variance for 3097 Hamilton Road, 04-003-015-03
 - b. Open Public Comment for Hearing @ 5:37pm Close @ 5:43pm

Mr. Costie shared the layout of his property noting all the hilly areas and the smaller portion of flatland that is available for use to build upon. He expressed the concern of having to build where the setbacks dictate. His beautiful view in his backyard would be obscured from the new building. He doesn't understand why AG has larger setbacks than residential properties. The properties are very narrow and with the current setbacks, that leaves a small piece of land in the very center of the property to build upon. Beamish — How many acres do you have? Mr. Costie responded 10 acres. Brown – asked if it was 10 acres deep. Mr. Costie responded, 88 yards wide and 1550 yards long. I would have to put the driveway across my yard to place the building anywhere else. It also adds to the cost of utilities.

Mr. Costie's Neighbor to the west @ 3011 Hamilton Road is in favor of the building location and spoke very highly of his neighbor and offered strong support in approval of the variance.

Close Public Hearing 5:43pm

9. ZBA MEMBER TIME: Open 5:43pm Beamish motions to discuss and approve the variance. Support from Brown. Beamish—it makes sense for the property. The parcel is not being used for AG which negates requirements. We are also working on zoning and Master Plan to change some of these things to be more uniform. The other properties being medium density are smaller, so it doesn't have a bearing on it. Discussion of the setbacks as how it negatively affects this narrow parcel. It would be in the best interest of the resident that we approve this variance. Brown – in agreement with Beamish because of how narrow the parcel is and the setbacks would put the building in center view from his home and block the open backyard view. More expense in cement and utilities as well. Lots of extra cost there. Beamish –Loss of enjoyment of the property as well. Scullion – In agreement as well.

10. Voice Vote —All in Favor (3) Opposed (0) Motion Carried

11. Public Comment Time: Open and Closed 5:47

12. CHAIR Scullion motions for adjournment. Brown second. Meeting adjourned at 5:48pm

Next Meeting TBD

Submitted by Claudia Brown 1/30/2023 — Temporary Secretary for 1/24/2023