

Bridgewater Zoning Board Minutes
November 21, 2016

Board members present: Chair - Steve Williams, Wayne Thompson, Janet Woolner, Gerard Godville

Public: Brian Littizzio, John Brennan, Jim Bouchard

Steve opened the meeting at 7:30. Brian Littizzio presented first on behalf of Jim Acker and Brenda Garrant. Brian explained Acker/Garrant wanted to build a 20 x 20 carport with wood storage off the side. They want to put the carport closer to the road for easier access and to have wood storage closer to the home. According to Brian one of the prime aspects of the property is the view and to locate the building elsewhere would affect this.

Steve asked if the view was to the North and Brian said Northeast. Brian indicated the existing shed on the property would be removed and the carport would be put in its place and would be larger than the existing shed. Gerard asked how many feet from the edge of the road. Steve said the right of way starts at the stone wall and is the boundary line. Steve said the set back is 35 feet from the boundary line and not the edge of the road.

Janet asked how close the stonewall is to the carport and Brian said about 6 ft. Brian said 35 ft would make it very dangerous to put cars that far away due to the slope of the land away from the road. Brian said there is a 45-50 ft gradual slope and then it drops off more drastically. Wayne asked the size of the existing shed and Brian said 5 X 20. Gerard asked if the carport would be 20 X 20 and Brian said yes with a wood storage bump out of 18 X 6.

Steve said the Board needed to consider the existing shed's footprint. Steve suggested the new building start at the front of the shed away from the road and build from there. Wayne confirmed the gable end would be towards the road. Janet asked if the Board needed a revised plan before voting and Steve said if the Board approved the changes, that would be part of the stipulation. Steve asked if the Board was ready for a vote with aforementioned changes and all agreed in favor of the plan with changes discussed. Steve asked Brian to bring Jim an updated plan and variance was granted.

Next presenter was John Brennan. Steve indicated proper notices in paper and abutter had been done. Steve reminded Board of the previous denial from Jim for a building permit. Steve asked if John had a letter from the Shoreline Protection Act Agency giving permission. John indicated that he had spoken with Miranda Adams at the agency and she had indicated a written letter was not needed.

Steve read a letter from Abutter Saffron. John said that Sandy was not aware of his newest plan. Steve said Sandy can't sell any land as his lot would then be non-conforming. Steve asked John to present his plan and reminded John that his lot was also non-conforming. John explained he now has a plan for a smaller garage and an additional garden shed to be built on the other side of the property with a 10 ft set back.

The garden shed is now needed due to building a smaller garage and he is also asking for a variance on the set back for the garden shed.

John explained his intention is to change the existing garage into a bedroom so there can be a first floor bedroom as currently all bedrooms are on the second floor. John wants a variance to now build a smaller one car garage 20 ft off the lane (front) and 10 ft off the side and then put an additional garden shed on the other side of the property to make up for building a smaller garage.

Gerard asked if it was going to be a garage or carport. John said he was not sure. John said he would be putting the garage/carport over the existing driveway. Steve asked if there was a vote in the affirmative concerning the garage and there was.

Next John talked about the garden shed he wanted to construct on the opposite side of the property. Steve asked where the leach field was and John said the garden shed would not be on top of the leach field. John said the shed will be on posts. Steve explained John was asking for both a front and side variance. Steve asked if John had a building on the property on the other side of the road and John said yes, it is about 200 ft from the house. Wayne asked if the shed could be smaller. John said the shed is 9 X 14, post and beam like construction, prefab, and looks nice. Steve asked if it could be moved back about 4 ft and John felt it would look better where he wanted to place it. The doorway will face the house. John also stated if he did the carport, the building would be open and he would not be able to leave anything in the carport. John also stated the land slopes down.

Steve asked Gerard his opinion and Gerard felt he would prefer it be moved back towards the lake rather than made smaller. Janet asked how far to the road and Steve said somewhere around 15-20 ft. Wayne also feels the shed should be located closer to the lake. Steve asked if John had a scaled drawing of his lot which he did. The board looked at the scaled drawing. Jim Bouchard, who is an abutter, explained that neighbors would be looking at the supporting posts and that would be more of an eyesore if the shed was moved back too much. Janet asked how far from the garage and Steve said roughly the same distance as the garage. Wayne suggested the set back for the shed be no less than the proposed garage – 20 ft – and contingent upon obtaining something in writing from the Shoreline Protection Agency. A vote was taken in the affirmative that a variance would be conditionally passed/granted for the garden shed with the setback to be the same as the proposed garage - 20 ft from Clubhouse Lane, and a letter allowing construction from the Shoreline Protection Agency.

With no other business, Steve called for adjournment at 8:25. All agreed.

Respectfully submitted,

Denise Stark