

## **Development Review Board**

April 23, 2019 – 7:00 p.m. Town Meeting Room

Members Present: Ben MacKinney, Eric Ladensack, Randy Berno & Will Senning.

Attendees: David Specht, Mari Pratt, Maureen Harvey, Zeb Towne – Recused as board member

Meeting was called to order at 7 p.m. All parties to the hearing were sworn in.

### **Application 2019-05 – Zeb Towne Non-conforming structure**

David testified that Zeb put in an application for an extension for the repair of a non-conforming structure and he does not have authority to approve the request. If a damaged non-conforming structure is not repaired within a year of the damage an extension is required under section 6.72 of the zoning regulations. This lot is non-conforming in that it is a 1.5 acre lot in a district that requires 5 acres and it does not meet setbacks.

Zeb feels that the house could be better situated on the lot to make in less non-conforming since it is only a foot from the ROW in the front and 3.9 feet in the rear.

Multiple options were discussed at length about possibly moving the structure to make is less non-conforming on the front setback and increasing the size by the allowed 25%. They also discussed repair and renovation as opposed to new construction. Ultimately, they decided that the only issue that would be addressed would be the extension.

Will made a motion for a two-year extension to make repairs to the damaged non-conforming structure at 377 Richardson Road in the same footprint of the existing single of family residence. Seconded by Randy with all in favor.

### **Process Review & Administration**

Discussion of which applications would require a site visit and it was determined that the clerk should schedule site visits for all applications with the exception of a boundary line adjustment. The DRB expenses were reviewed and a motion was made by Will to purchase a digital recorder. It was seconded by Zeb with all in favor.

The process was discussed for the approval of building permits on nonconforming small lots possibly being done by the zoning administrator instead of the Development Review Board. No changes were made from the current process. David committed to researching if the DRB could delegate the authority to review/approve development on small pre-existing lots to the zoning administrator.

Motion was made by Zeb to adjourn which was seconded by Randy with all in favor at 8:38.

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Will Senning, Chair

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Randy Berno

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Ben MacKinney

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Eric Ladensack