



**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

May 9, 2023 – 7:00 pm @ Community Development Department

Physical Location: 3 North Lowell Road (Community Development Department) Live
Broadcast: WCTV Channel 20 – Local Cable TV
Live Stream: <http://www.wctv21.com/>

To access via Zoom: [ZBA Meeting](#)

Meeting number/access code: 865 4393 1593 **Password:** 250013 **To join by phone:** 1 646 876 9923

Call to Order

Case # 12-2023 Parcel 22-I-81 & 22-L-83

Applicant – Benchmark, LLC

Owner – Thomas J Jr & Lynn Murray

Location – 27-29 West Shore Road

Zoning District – Residential District A / WPOD

On May 2, 2023, the Applicant submitted a request to continue the case to May 23, 2023, which the Board shall consider.

Variance relief is requested from **Section(s) 406.2, 702/ Appendix A-1, and 703** to construct an addition to the existing single-family dwelling (22-L-81), on a pre-existing, non-conforming lot. The addition to the SFD would expand the area from 2,462 sf to 3,052 sf and the area from 44,316 cu/ft to 50,300 cu/ft in volume and be 30 feet from the front lot line and 33 feet from the pond, where such addition increases the non-conforming nature of the property. To construct an inground pool 22 ft from the side lot line, where 30 ft is required; 33 ft from the pond where 50 ft is required; and 28 ft from the front lot line, where such are prohibited within the front yard. To construct a greenhouse 10 ft from the front lot line, where such are prohibited within the front yard. To construct a shed 18 ft from the front lot line, where such are prohibited within the front yard; and 15 ft from the side property line, where 30 ft is required.

Case #11-2023 Parcel 17-L-45

Applicant – Kiara Mooney

Owner – Kevin Penta & Kiara Mooney

Location – 134 Range Rd

Zoning District – Residential District A

Variance relief is requested from **Section 200** from the definitions of “dwelling: single family” and “dwelling unit” to allow the transient occupancy of small families or couples who wish to visit the “carriage house” on the property.

Case #14-2023 **Parcel 7-A-1808**
Applicant – Theodore & Christine Moser
Owner – Theodore & Christine Moser
Location – 48 Morrison Rd
Zoning District – Rural District

The applicant is requesting a variance from **Section 702 / Appendix A-1** to allow construction of 984 sf. addition, where 492 sf. will be used as an Accessory Dwelling Unit above the garage. The proposed addition will have a 15 ft side yard setback, where 30 ft is required in the Rural District.

Case #15-2023 **Parcel 9-A-904**
Applicant – Michael L DeBruyckere
Owner – DeBruyckere 2009 Family Trust
Location – 4 Balmorra Rd
Zoning District – Rural District / WWPD

The applicant is requesting a variance from **Section 603.1** to allow the construction of a 28 ft. x 40 ft. detached one story accessory building, within the WWPD where permanent structures are prohibited. The Applicant intends to use it as a garage for the storage of automobiles, yard equipment, and lawn furniture.

Case #16-2023 **Parcel 19-B-908**
Applicant – Sean Graham
Owner – Sean and Ashlee Graham
Location – 14 Autumn St
Zoning District – Rural District

The application is requesting a variance from **Sections 702 / Appendix A-1** to allow the construction of a 21 ft round above ground swimming pool with an approximate 400 sq ft deck surrounding the pool. The proposed deck surrounding the pool would be approximately seven (7) ft away from the side yard lot line, where 30 ft is required in the Rural District.

Case #17-2023 **Parcel 25-R-867**
Applicant – Michael Covey
Owner – Michael and Susan Covey
Location – 18 Corliss Rd
Zoning District – Rural District, Open Space, WWPD

The applicant is requesting a variance from **Sections 611.6.4.3.3 and 702 / Appendix A-1** to allow construction of a 24' x 30' accessory building to be used as a garage/ workshop one foot from the side lot line, where a 15 ft. side yard setback is required in the Open Space Residential Overlay District and 30 ft. side yard setback is required in the Rural District.

Meeting Minutes to Review and Approve: 04-11-23

Planning Sessions and By-law updates
Legislative/Staff Updates
Adjournment

Copies of all Zoning Board of Adjustment applications and materials are available for review at the Community Development Department; 3 North Lowell Road, Monday – Friday 8am – 4pm.