



TOWN OF WINCHESTER – CITY OF WINSTED
Town Hall – 338 Main Street
WINSTED, CONNECTICUT 06098

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MAY 29 2008

SECRETARY'S SECTION
TOWN OFFICE OF WINCHESTER

*Minutes of Meeting
Zoning Board of Appeals
May 20, 2008*

The Zoning Board of Appeals met in the P. Francis Hicks Room. The meeting was called to order by Chairman Nalette at 7:0 p.m. The following members answered the roll call: Richard Nalette-Chairman, Ronald Dew, John Massicotte, Susan Lange, alternate Michael DeClement and Zoning Enforcement Officer Marc Melanson. Ray Winn, Ernie Wolff and Alternate Michael Fox were not present.

Item 3. 7:00 P.M. Public Hearings – Variance Applications & Decisions

Chairman Nalette explained the ZBA meeting procedure to the applicants and audience members.

#08-5037 Request for a Variance for section 10.4.1 Non-Conforming Structures at 539 Wheeler Point for Anthony & Mary Luciano.

David Battista, Lenard Engineering, presented the application this evening. Mr. & Mrs. Luciano presented their Certification of Notice.

Mr. Battista said that the variance request from section 10.4.1 is for a breezeway connector between the home and garage and the enclosure of a stairwell adjacent to the garage of their home. He said that he heard about 3:30 this afternoon about a problem with zoning coverage on the lot and will address this. They submitted the application on April 3rd and because there were no other applications and one member was going to be absent, they asked for a continuance.

Mr. Battista put up a map board with the site plan. On the site plan he showed existing structures, other impervious surfaces and the rest of the site which is unencumbered by impervious surfaces.

He said the applicant wants to construct a breezeway between the home and garage. There is an existing stairwell on the south side of the garage and they did not count that as new coverage. The Luciano's propose to enclose that with conventional walls and a roof. To the right of that stairwell is a windowed breezeway. The total new impervious coverage that is proposed is 68.2 square feet. Since they realized that they are over maximum coverage allowed in this zone they propose to take a piece off of the house to compensate for the new coverage. On the right side of the house is a stone masonry porch with a concrete surface to it and they would cut that off and plant grass there. That total area is 103.9 square feet. In the application being submitted they are proposing 68.2 new construction square feet and are proposing to remove 103.9 square feet so there is an over compensation. Up until 3:30 today they thought they only needed a variance of 10.4.1. Item C. In this particular case they cannot comply with applicable regulations because the garage lies totally outside the allowed building footprint per the setbacks and a good portion of the house lies outside the allowed setbacks so it would be impossible to meet that particular section without a variance. They are hoping that the Commission will agree that the compensation that they are offering would keep them from needing any other variances other than from 10.1.

Mr. Battista said that late this afternoon he received a call from Mr. Melanson and he advised him of a problem with this in that the driveway was paved. When the last variance was issued in 2000 there was a maximum coverage allowed of 25.7% and right now as it stands the coverage is 36% with building and impervious. The owner's paved the driveway after the variance in 2000 not realizing they needed a variance for this coverage. He would like the Commission's best advice on how to handle this. Mr. Battista believes Mr. Melanson is going to

take enforcement action on the driveway coverage and wonders and hopes that this issue can be handled separately from the application that they have in front of them this evening.

Chairman Nalette asked if the structure that they are taking off the building is a typical stone step. Mr. Battista said it looks more like a porch without a roof on it. It is a stone wall built around the house with curved corners and has a very hard surface of slate and concrete.

Mr. Dew has concerns over what his map is showing, what the plans are showing and the application that was denied a year ago. The way the garage is built with the new addition work to it is built per the plans that the Commission denied last year. The plans that are submitted in this application package do not match what is built. Mr. Battista said that he got the architectural plan from the architect and showed his rendering on the map board showing that tan is existing and light purple is proposed. Mr. Dew said that he understands that but in particular the lake side of the garage, the lower right hand corner view is showing two windows on the second floor to the right side of the garage. That is actually framed as a glass door which corresponds with the plans that the Commission denied last year. Mr. Battista said that he is totally unaware of this.

Raymond Carnelli, builder, addressed the Commission saying that he was involved in the first structure and involved with finishing the garage. He has built numerous items on the Vineyard and Nantucket. What they planned were doors or large windows going all the way across and there is no deck or large protrusion that goes any further than along the walls of the exterior of the house. That was planned for that area, just to increase the glass area and enhance the view out the side of the house.

Chairman Nalette said that he agrees with Mr. Dew that they have a set of documents that are showing the Commission what is there and they base decision on document and the house doesn't fit that document. Mr. Battista said his focus was looking down on space and he apologizes for any discontinuity from what the architect showed and what is actually on the ground.

Chairman Nalette asked the builder if the print he has is a fair representation of is built. Mr. Carnelli said no, that instead of windows they added three doors. Chairman Nalette said that the map board that is presented to them as a fair representation of what is there and what they have from the application that was denied is somewhat a fairer representation of what is there. Mr. Carnelli said no. Mr. Carnelli said that instead of the windows there are doors.

Mr. Battista said that there are no problems with the footprint and the height of the building, and is it the physical appearance of the building with the windows and doors. Chairman Nalette said that they don't know, but if they misrepresent building as that and they gave the Commission the print and said that is what is there. So that part is a bit suspect in that it matches a variance that the Commission denied.

Mr. Tony Luciano addressed the Commission and said that he believes what was denied was the connection between the two that represented the side of the garage that was enclosed and that it was a massive structure and they do not have that anymore. What they have is the second floor of the garage that existed before and is still there except that they have expanded it a little so they can use it. They did not expand beyond the boundaries of the structure that was there. The connection between two buildings is what they are requesting now is very different from last year is just a little corridor so that he doesn't have to go through inclement weather. They are giving up ground coverage in order to get this done. There is not extra ground that is being covered.

Chairman called for public comment.

Jim Seaver, 538 Wheeler Point, lives next door to this property. His concerns are that some of the Zoning Regulations that accessory buildings, which this garage was, and being grandfathered in with a second floor is one thing. But with Section 4a.1.1, accessory use changes with that with living space above it. Resident living there is now conducive to that usage. It now becomes living space and part of the residence with the connection. He didn't have a problem with the connection when they brought it to him a year ago. However, they never told him they were going up and making this into a living space.

No more audience comments.

Chairman Nalette closed the public hearing.

Motion made by Mr. Dew and seconded by Mr. Massicotte to grant variance #08-5037, Non-conforming structures, for the purpose of building a 4' x 18'7", 2 story enclosed stairway attached to the garage, and a 4'6" x 15', one story breezeway from garage to the house, as per drawings submitted, for the property located at 539 Wheeler Point.

Discussion: Mr. Dew said that it is excessive and it is the same thing that they turned down last year. Chairman Nalette said that first, the documents don't show what the building really is and second that the owner will have to take up the driveway in an enforcement issue and thinks it would be easier if the driveway were gone first and the Commission had a proper set of prints.

All Opposed. Motion Fails.

Reason: Documentation doesn't match what was presented. Overall coverage does not match what was presented.

#08-5038 Request for Variance from section 4a.2 side yard setback, 4a.2.2(d) Distance from lake, and section 4a.2.2 Lot coverage at 608 West Wakefield Blvd. for Samuel & Rebecca Sciacca.

Samuel Sciacca submitted his Certification of Notice and presented his application. He is owner and applicant. The proposed work is to install a deck where a significant amount of concrete will be taken out.

Mr. Sciacca said that the hardship associated with this is three fold. The first is that the concrete creates an impervious surface that extends from the road all the way down to the Lake. This was installed somewhere around the mid 1970's. The second is that the walkway is the only way to get to the only access to the level portion of the lot. The rest of the lot is steep. Because the concrete is tilted and irregular in steps it makes for a hazardous trip for the elderly relatives. Mr. Sciacca said that the third hardship is that concrete is extremely unsightly. Plan of action is to completely remove the sidewalk and the concrete pad that is there. He said that this will all go into planted surface and the walkway is going to be done with Turf pavers which are open webbed masonry material and planted with Wooly Thyme. That will eliminate the impervious surface and concrete and in its place will be a deck above it. The support for the deck which will be cantilevered will be set back from the water. He showed the positioning of the posts and the deck on the map board. The deck will go from the existing structure, extend down to where the concrete was and then become the access to the lawn area on the other side.

Mr. Sciacca said that it looks large but that is because the house is small. He then presented a scale representation of a 48" round table with four chairs. He did this to give the visual of the actual size. He said that this is effectively a modification of a plan that was denied by the Commission last year. At the time they made the plan the Commission brought 4 things to attention. The first was the elimination of impervious surface and they did not commit to removing all of that concrete at that time. In this plan it will all be taken up and removed from the property. The second was the concern that they were so close to the Lake that they should seek IWC approval which they have done. The plan was unanimously approved in December 2007 as a benefit to the lake in preventing run off going into there.

Mr. Sciacca said that the third concern was that the Commission was concerned at overall coverage in the HLD district. He said that he didn't realize in the last application that there is part of the code that the house was built before the HLD district was set up that the coverage was more lenient than what they represented before. It was built in the 1920's. The total allowed is 24% with another 4% of that coverage is not impervious.

Before the deck construction with all of the concrete there is 28%. After the deck construction, they will go up to 31% however only 23% of that is going to be impervious. They are trading 255 square feet of concrete that is on

the ground and creating run off for 375 square feet of deck which will be underneath with very little impact to the ground below.

The fourth concern was that they were asked if they have spoken to neighbors and received approval. They have done that with Fran Delaney and Candy Perez and both have endorsed it. He submitted letters that Fran Delaney wrote endorsing the plan.

M. DeClement asked what the height of the deck is from the high water line of the lake. Mr. Sciacca said it is about 8 feet high and the land slopes down and will be about 12 feet above the water.

R. Dew asked how far back from the high water mark is the edge of the deck. Mr. Sciacca said that it is about 5 feet.

Chairman Nalette asked M. Melanson if they are swapping impervious surface for a semi-impervious and 10 years from now Mr. Sciacca sells his house and the new owners want to put down concrete will they have to go to him. M. Melanson said that whether it is impervious or not it is still lot coverage. Chairman Nalette said that the next owner may black top it then M. Melanson would have no control over it unless he remembered that he had a variance and he noticed it.

Mr. Sciacca said that he would have a hard time understanding why someone would come in and put concrete down in that area because as he said the primary reason for having the concrete is access to the other side of the yard. With the walkway and deck there that will be the access.

J. Massicotte asked M. Melanson if they need a side yard setback and why. M. Melanson said that on the northside they do not know if the house was conforming or not so they put it in. Mr. Sciacca said that the house is non-conforming and this construction would be within the property line and that's why they put it in there for the variance. M. Melanson also said that it is within 20 feet of the lake.

Chairman Nalette called for public comment. There was none.

Chairman Nalette closed the public hearing.

Motion made by Mr. Masicotte and seconded by S. Lange to grant variance #08-5038, from section 4a.2, for a North Sideyard setback variance of 10 feet, a south Sideyard setback variance of 7.5 feet and from section 4a.2.2, for a lot coverage variance of 3%, and 4a.2.2, for a variance of 16 feet from having a structure within 20 feet of the lake, for the purpose of building a 19' x 8' deck on the south side and a 28'6" x 13' triangular deck on the rear, as per drawings submitted, for the property located at 608 West Wakefield Blvd.

Discussion: None

All in Favor. Opposed: R. Dew. Motion Passes

Reason: Reasonable Request.

#08-5039 Request for a Variance for section 4a.2 front yard set back, 4a.2 side yard set back, and 4a.2 lot coverage at 171 West Wakefield Blvd., for Theodore G. Hanson.

Theodore Hanson presented his Certification of Notice and his application. Mr. Hanson said that he would like to extend the deck and build a garage. Included in the package information are other things that he would like to do. He said that he would like to build a pergola over the existing deck and it has nothing to do with the new deck but included this as additional information. It was determined after brief discussion that this should have been part of the application.

Mr. Hanson showed on the A-2 survey what he is proposing to do. Because of the slope and shape of the lot the house is placed very close to one side and close to the road. The existing deck is 5'2" from the sideyard and he is not asking for anything there. The current lower deck is 20' from the front line and the new deck is only 18' from the front line. There is a deck in the back of the house which is 16' x 16' and he is proposing to build a room addition to the house which will be a closet and the corner on the back side of that deck is notched off. He would like to make that room square so he would be looking for a coverage allowance there of 32 square feet.

The garage he is asking for is to be allowed to build within 12' of the side line. The garage will be far enough away from the street so there is no problem there. There is a paved driveway and there is an area that is approximately 284 square feet of asphalt coverage and they propose to take that out. And by doing that the addition on the front of the house and that little square notch will be more than replaced. He believes that there is 166 square feet between those two decks and he will remove 284 square feet. So those two proposals shouldn't affect lot coverage.

Mr. Hanson said that what he proposes to do to the house is on the right side of the house he is going to extend the roof line over the deck to protect his grill but it won't extend beyond the existing deck. S. Lange asked where it is. Mr. Hanson said on the side of the house. Mr. Hanson showed this to the Commission on his maps.

The proposed pergola will go over the top of a portion of the front deck to the left of the chimney on the house. The house faces east so in the morning they get a great deal of sunlight and heats up the house and with the pergola they will not have that.

Mr. Hanson said that on the back of the house where he proposes to close in the room there is the 16' x 16' deck now. They will shift and extend the roofline so it will have one clean line. He is going to close in the walls. S. Lange confirmed that it will no longer be a deck but an addition. Mr. Hanson said yes.

He is also proposing to build a deck 12' wide and has two steps down from the main deck so that the railing can be removed so that you are not looking through the railing when looking at the lake from the deck. From the lower deck it will be 6' high and as the land slopes down it will be 8' tall.

S. Lange asked if there will still be the structure underneath. Mr. Hanson said that he has no use for that bottom deck but the builder is going to use the existing piers to support the new deck.

In the last two drawings Mr. Hanson showed the proposed garage which is 30' x 24' wide so that he can park his pontoon boat in there in the winter. Mr. Hanson said that there is an existing garage and it will still be used. Chairman Nalette asked what the grade behind the house is. Mr. Hanson said that he doesn't know how to describe it but there is a 30 to 40 degree angle going up the driveway to the first level which is the grade level of the basement of the house that exists now. From that point to the back of the house, the whole lower level goes back into the hill and they will duplicate that in the garage in that the back of the garage will be 8 feet into the hill. Going up to the road it gets much steeper.

Chairman Nalette called for public comment. There was none.

J. Massicotte asked Mr. Hanson what the hardships are for the variance. Mr. Hanson said that first of all the Town made his lot a non-conforming lot. It was laid out in 1947. He doesn't know when additions were added. All of the work was there as it was when he bought it and it is all shifted to one side. He said his hardship is that he has no choice because it is non-conforming and he cannot put the garage anywhere else. He doesn't have access to the private road above. If he were to push it any farther back, the garage would be underground given the slope of the land. The lot is tapered so the lot is narrower in the front than it is in the back.

Mr. Hanson said that he also spoke to IWC Agent and the agent indicated that he would have no problem signing off on the piers.

S. Lange asked if there was any way he could pull the garage closer to there. Mr. Hanson said that the problem that he has with the big slope is that he has a lot of water that runs off the road and wants it to have as much area as it can to run down and into the lake. The 20 feet will allow him more room and enough room to get around and cut the grass.

M. DeClement asked if there are any plans for putting water in the garage. Mr. Hanson said no just electricity and possibly a wood stove.

J. Massicotte said that basically there is no hardship for putting a roof over the grill. M. Melanson said that he believes the deck originally had a variance for when it was built and building the roof would require a variance.

M. DeClement that where he is going to put the garage, how much of the 24' x 30' is impervious. It appears there is asphalt there in the driveway. Mr. Hanson said it is behind the apron and is all new.

Chairman closed the public hearing

Motion made by S. Lange and seconded by M. DeClement to grant variance #08-5039, from section 4a.2, for a NorthEast Sideyard setback variance of 23 feet, a Southwest Sideyard setback variance of 29.8 feet, a South Frontyard setback variance of 32 feet, and a lot coverage variance of 9.9%, for the purpose of building a 24' x 30', two story garage, with a 4' x 20' 2nd floor deck on the front and a 4' x 6' deck with stairs on the Southwest side, and a 12' x 23' lower deck on the front of house, a Pergola built over the existing front deck with a 6' x 8' upper story deck, a 9' x 6' roof over the grill area, and enclosing the existing 16' x 16' deck on the NorthEast corner of the house, as per drawings submitted for the property located at 171 West Wakefield Blvd.

Chairman Nalette stated that the motion says 15% coverage variance and print says 14% to 25.9%. Lot coverage should be 9.9%

M. DeClement has concern about pergola and it's almost as if there is framing of a roof. R. Dew said it is an open arbor.

In Favor: R. Dew, J. Massicotte. Opposed S. Lange, M. DeClement and R. Nalette. Motion fails.

Reasons: Excessive request. Size of two-story garage with deck.

#08-5040 Request for a modification of Variance number 07-5018 at 364 East Wakefield Blvd for Frank J. Mairano.

Janet Downey was present to represent Frank Mairano & Associates on behalf of the Benedetto's. She said that back in October a site plan was approved. When they were done with the final designs it changed slightly and Marc Melanson, upon permit application, requested that they come in for a modification.

On the map board, Ms. Downey showed the site plan that was approved back in October with the variance request of an increased lot of 1.6%. In the redesign the garage was changed to straight rectangular, was reduced in its square footage and was pulled back 2 feet from the line. In October it was 12 feet. She further stated that in October there was a walk out on the dining room level on the first floor on the front of the house and a stone structure retaining the grade and a stone wall coming down the walk out with the walk out just to the back side of the house. Upon redesign they are leaving the grades as is and there is an increased walk out on the lower level underneath an elevated deck. In the redesign the actual lot coverage is less than it was in the approval and is a raised deck with stone underneath as opposed to a stone structure. She pointed all of these changes out on the map board to the Commission.

Chairman Nalette called for public comment.

Shelley Halas, President Winchester Land Trust:

Ms. Halas said that they had concerns back in October and submitted a letter at the time of application and wanted to underscore those concerns tonight. The Winchester Land Trust is a very small conservation organization and are all volunteers and currently care for about 15 properties totaling 150 acres. They want the Commission to understand that approving this puts a burden on the organization and they anticipate that it will harm the Land Trust's property.

She said that the driveway goes along the entire length of their property and comes within 12 feet of their property. The house with the new walkway looks like it goes within 3 feet of their property. One concern is trespass during construction. They are concerned that with the driveway, new walkway that there will be run off from that with herbicides and salts and sand and gravel. They are further concerned that they are going to face liability along the entire length of the property. Are they going to have to go out and monitor their trees to make sure that no branches fall on that neighboring property because their structure, driveway and walkway are so close. They also have the question if there is going to be electric and sewer coming in and where is it going to be. She said that it seems like orientation of the house could be other than where it is.

Clare Stevens, neighbor of the property:

Ms. Stevens wanted to clarify how many feet from the property line that the driveway is. And she wants to know what the dotted line signifies. Ms. Downey said approximately 5 feet and the dotted line represents the proposed sideyard. Ms. Stevens said that it seems to her that while the meandering driveway may look pretty there is an alternative to put it down the center of the lot directly to the garage where it wouldn't be in the sideyard and so close to the Land Trust property and spilling salt and things that Ms. Halas mentioned onto someone else's property. Environmentally it doesn't seem like it's the most prudent thing to be doing. She asked if there were stones that come out to make the patio and how close to the lot line they are. Ms. Downey said that they are stepping stones. Ms. Stevens said that she would raise the concern to have the stones so close to the property line it would seem appropriate to her that it not be allowed that close to the property line.

Frank Mairano, Mairano & Associates, wanted to address some of the questions that have been made. Mr. Mairano said that as far as clearing they are aware and concerned of Land Trust and have staked the property line and flagged all of the trees to be a limit of clearing and he is very confident that he will not cut any of their trees. As far as the location of the house itself they have been there before and they were granted variances. They did everything they could to keep the house located in the lot as much in the center as possible. As far as run off it is concerned they don't see a driveway of this length creating the kind of issues that they are concerned with. It is an unpaved driveway and that is the intention to leave it as unpaved at the moment. As far as the walks and the area of the porch he doesn't think that there will be those concerns either. He further stated that the grade goes off to the Boulevard and not to the south. They have tried to improve the situation by removing the hard surface patio and going to the deck and the garage itself moves a little farther from the property line.

Ms. Halas asked that he addresses the sewer and water question. Mr. Mairano said that the water is a well and the electric and sewer come off of Carey Point and are already extended. There is a utility pole on the edge of the property and it will go underground from that point. Pressurized sewer is already at that point. There will be no excavation going on along the driveway other than the driveway itself.

Jen Perga, Winchester Land Trust:

Ms. Perga asked if the sewer & electric will be crossing the Land Trust property and she has seen flags and ask that during construction that there could be more of a barrier during that time.

Mr. Mairano said that as far as the sewer is concerned there is a right of way off Carey Point so they will not be going on Land Trust land at all. As far as a construction fence is concerned they would be happy to put up some temporary fencing especially in the area of the house construction if it would make them feel more comfortable.

Ms. Halas said that this does alleviate some of their concerns however she has an unpaved driveway and when plowed in the winter the rocks go more than five feet. And she is also concerned about invasive species along the long driveway. They are going to have a lot of work to do.

Jerry Stevens, 374 E. Wakefield Blvd:

Mr. Stevens said that his concern sewer line on the right of way has to go up a slope and there will have to be quite amount of blasting required there. He said that the property runs right along the line and he has concerns about what blasting impacts there are going to be on his property as a neighbor and also on the Land Trust property. Mr. Mairano doesn't see how it affects the variance but he will address this. He said that the rock on the surface on the ground are boulders and the line coming down from the house is only a two inch pressurized line and a minimum cover and a minimum of excavation to get down to that point.

Mr. Mairano said that his parting statement would be that the modification is slightly less coverage than the original application. He wanted to note that the request was actually 2.6% and the existing certification has 1.6% on it.

Chairman Nalette closed the public hearing.

Motion made by Chairman Nalette and seconded by R. Dew to grant variance #08-5040, for a modification of variance #07-5018, for the purpose of building a 12' x 36', Deck on the Rear of the house and Taking the jog out of the garage and making it a 24' x 32' garage with a loft, as per drawings submitted for the property located at 364 East Wakefield Blvd.

No discussion

All in favor. M. DeClement recused himself as he did with the original approval for consistency. Motion passes.

Reason: Reasonable request.

#08-5041 Request for a Variance from section 4a.2 front yard setback, 4a.2 rear yard setback , and 4a.2 lot coverage at 240 Perch Rock Trail for Sandy Drive Three, LLC.

Chairman Nalette explained to the applicant that R. Dew is recusing himself on this application. He further explained to the applicant that they have to make a decision whether they would like to go forward because they must have all four remaining members to vote in the affirmative in order for the motion to pass.

Mr. D'Addeo said that his attorney, Attorney Jones, could not be here this evening and asked that it be postponed and with that and the short Commission this evening, they would like to proceed to next month.

Mr. Morris represents the adjoining property owner and wants to submit a letter. M. Melanson said that he could submit it to him and it will be presented next month.

Motion made by J. Massicotte and seconded by S. Lange to table application #08-5041 to next month. Unanimous. Recused: R. Dew. Motion passes.

Item 4. Executive Session Pending Law Suit

There is no executive session.

Chairman Nalette said that Attorney Harris Daigle and Mr. Kores and are suing the Commission with Mr. Cohen for a denial.

Item 5. Approval of Minutes of March 25th, 2008

Motion made by R. Dew and seconded by J. Massicotte to approve minutes of March 25, 2008 as presented. Unanimous. Motion passes.

Item 6. Old Business - Application Rates
No discussion. Leave on Agenda

Item 7. New Business
None

Item 8. Bills Presented

Motion made by S. Lange and seconded by R. Dew to approve clerk's hours in the amount of 4 ½ hours. Unanimous. Motion passes.

Item 9. Correspondence
None

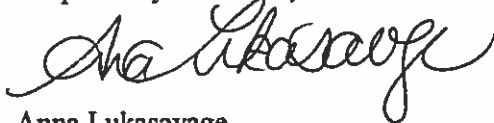
Item 10. Discussion w/ZEO:

M. Melanson said that on 410 E. Wakefield Blvd., on the application that was approved he wanted to show the Commission a difference in the drawings that were presented to the Commission and what he saw when he went to the property. He said that basically what happened is that the footings for the back are at grade level. He showed a drawing of what the house is actually going to look like. The height is 3 feet off the ground. What was shown and what submitted at the meeting show a 3 foot step up on the existing house. Because of the grade of the land the back has a 3 foot step and the front is at grade. He wanted to bring this to the Commission to see if they have any problem with what drawings were showing and what is actually being done with the 2 to 2 ½ foot grade difference. When they submitted the drawings they were showing the whole thing and it was more of a mistake of the architect in that he didn't show that it dropped off. Chairman Nalette asked if the structure was any higher than what is proposed and M. Melanson said that it is not but it looks that way. M. Melanson further stated that his comment to the applicant is that if you overlay drawings it doesn't match and he showed this on the prints to the Commission. They are coming back next month for that but they want to know if they can proceed with pouring the foundation with the grade difference. M. DeClement asked if it makes any difference to anyone behind them. M. Melanson said that the house is lower than what the original plan was. It is also the second house on the property. The Commission agreed that there is not a problem with the difference in grade.

Item 11. Adjournment

Motion made by Chairman Nalette and seconded by R. Dew to adjourn at 9:03. Unanimous. Motion passes.

Respectfully submitted,



Anna Lukasavage

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