

APPROVED

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DATE December 8, 2015



HUNTINGTON DEVELOPMENT REVIEW BOARD

Minutes of October 13, 2015

PRESENT: Joe Perella, Jeanine Carr, Mark Smith, Britt Cummings

ABSENT: John Altermatt

OTHERS PRESENT: Zoning Administrator Ed Hanson, Mike Warren, Carl Thornton, Brian Hayes, Sue Giovannetti

MINUTES: Heidi Racht

6:30 pm Site visit - 74 Bridge Street
7 pm Public Comment (10 minutes)
Mail / Minutes
7:15 pm John Ford Variance Review
8 pm Brian Hayes / ACF Grandchildren, Main Road
8:30 pm Member Business
8:45 pm Adjourn

The meeting began at 7 pm; chaired by Joe Perella.

Site visit: 74 Bridge Street

Public Comment: Mike Warren discussed his property on Economou Road. Warren purchased 5 +/- acres with 1600' of road frontage on which he built a house; later, purchasing 27 acres, which does not have adequate road frontage to meet the zoning district. Requirement of 180 feet. Therefore, it is a preexisting non-forming lot, which merged when it came under common ownership, per statute and the regs. Warren does not want to go through subdivision; ZA Ed Hanson has suggested a boundary line adjustment of the 13 feet needed for the frontage on the larger lot. However, if the lots are merged, can a boundary line adjustment be done if there is no longer a boundary? After discussion about lot merger and road frontage and resubdivision, Joe Perella will research and see if a boundary line adjustment is an option.

John Ford Variance Review: The variance review began at 7:20 pm. No public was present. A site visit was made at 6:30 pm (Perella, Cummings, Carr) . Ford is proposing to build a garage in the same area as a former residential village barn. The proposed structure is smaller. He has spoken to the neighbors, mainly Charlie Lawyer, who "doesn't have a problem," Ford reported.

Ed Hanson pointed out that the lot is so narrow that Ford cannot do anything without a variance. A consultation of the map showed that the proposed site of the building is 10' from the back "dog leg" and 3 feet from the side. A discussion of the leach field and whether the building could be moved

toward the center of the property behind the house

After reviewing the criteria, Carr moved to approve with one condition : that the garage door face west on the property; seconded by Smith. Approved unanimously.

Brian Hayes (applicant) for ACF Grandchildren Trust Site Plan Review continuance: Hayes and Giovannetti reviewed briefly, the map showing new buildings proposed for the property. However, they are putting the project on hold and merely wanted to update the DRB as requested.

Minutes of September 11, 2015: Cummings moved to approve; seconded by Carr. Approved with minor corrections.

Mail: Various wastewater correspondences by way of information. Email from Linda St. Amour regarding change of use of property on Happy Hollow. Hanson will talk with St. Amour.

Member Business None

Adjournment: The meeting adjourned at 8:16 pm. Smith moved to adjourn; Carr seconded.

DRAFT MINUTES POSTED ON THE WEBSITE: October 15, 2015

UNAPPROVED MINUTES TO THE DRB: November 3, 2015

MINUTES APPROVED: December 8, 2015

MINUTES TO TOWN CLERK: December 8, 2015