

**Town of Groveland
Zoning Board of Appeals**

Public Hearing July 20, 2015

Present: Chairman Ron Merrick, Peter Dolan, Courtney Burnette, Phil Livingston and Pattie Johnston, Alt. Absent: William Magee.

Also Present: Mr. Kronthaler and CEO Ron Maxwell

Chairman called the meeting to order at 7:00 PM and read the public notice for the variance modification requested by Mr. Kronthaler.

Mr. Kronthaler said that when he demolished the garage he found a larger foundation underneath it and is requesting a modification of the variance approved in July 2014 to build a 21' by 21' garage. Pattie asked him what would be underneath the new garage and he responded that it would be used for storage. The area in front from the road to the garage will be filled in. The new foundation will be either concrete block or 12" poured concrete and will be talking to an architect to see what would be better.

Chairman received a letter from Ann Monroe-Baillargeon, the neighbor on the south with two concern regarding drainage. One being that her property is lower in elevation and the second, the impact on Sutton Point North (a private road). The Board discussed the concerns and feel that if proper gutters are installed on the garage it should not have an impact on the road or her home. Granting the variance will neither improve nor worsen road drainage on Sutton Point North. All of the Board members present inspected the property site prior to the public hearing.

Mr. Kronthaler provided a deed showing an additional 20 feet of land conveyed to him along the west side of the property that was State R-O-W land . Copies of the Deed and other letters to corroborate the transaction are on file. This additional land reduces the lot coverage to below the minimum required. The garage will be 50 feet from the centerline of the road requiring a variance of 25 feet. The north side setback will be the same as it is for the existing house.

The Board considered the following questions:

1. Will an undesirable change be produced in the character or neighborhood or will a detriment to nearby properties be created by granting the variance? No.
2. Can the benefit sought by the applicant be achieved by some feasible method other than a variance? No, existing foundation and existing building was in the State R-O-W.
3. Is the requested variance substantial? No, moving the structure farther away from the State Road.
4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? No, it was pre-existing.
5. Is the alleged difficulty self-created? No, the structure was in the State R-O-W and has been moved out of the said R-O-W.

Motion by Courtney Burnette to modify the variance granted July 2014 to add an attached garage no larger than 21 feet by 21 feet to the existing house with the condition that the north side of the garage does not extend past the north side of the house, seconded by Phil Livingston. All in favor.

Review and approval of meeting minutes: Discussed amending the motion for VanArsdale's conditional use permit to make it consistent with the terms of conditional use permits granted to other farming operations. Motion by Pattie Johnston to approve the February 2015 meeting minutes with the following change: The following to be added to the motion for VanArsdale's permit: approved with no term limit as long as the mobile home is occupied by employees of the farming operation, seconded by Peter Dolan. All in favor.

Motion by Courtney Burnette to approve the June 2015 meeting minutes as submitted, seconded by Phil Livingston. All in favor.

Motion by Courtney Burnette to adjourn the meeting at 8 PM, seconded by Phil Livingston. All in favor.

Respectfully submitted,
Karol Thomas
Recording Secretary