

Town of Northumberland Zoning Board of Appeals
Public Hearing Comments
No quorum
Wednesday,
November 2, 2016 7:00 pm
Subject to Corrections by the Zoning Board
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Zoning Board Members Present: Gary Applegate, Bruce Bemis, Paul Becker,

Members Absent: Aimee Gates, Carl Harrison, Todd Heym, Jeremy DeLisle, Vice
Chairperson, Mark Boyce, Chairperson,

Town Employees Present: Richard Colozza, Code Enforcement Officer & Tia Kilburn, Zoning Board
Clerk

Bruce Bemis called the Public Hearing to order at 7:05 PM, and explained they will listen to any comments or concerns pertaining to Application #0011-16 the subject of the public hearing however, due to the lack of a quorum they will not be able to conduct any business or make any motions. All comments will be recorded and entered into the record of file. Please stand and state your name and address for the record.

All in attendance stood and recited the Pledge of Allegiance.

Application #0012-16, Area Variance, Rocco & Diane Sperrazza, 41 Homestead Road

Mr. Sperrazza introduced himself and explained the application is a request for a 4.33 acre area variance to allow for agricultural pursuits. He stated the area he proposes to utilize for the horses is approximately 50' from the road and it is at the furthest part of his property away from the surrounding neighbors. The need for the 4.33 acre variance because 10 acres is needed for agricultural pursuits, his parcel is 5.67 acres.

Ms. Leopold residing at 43 Homestead Rd asked if they would be clearing trees, Mr. Sperrazza responded yes.

Ms. Carr stated she was opposed to this application; she stated they are new homeowners there and asked if they have shown a hardship required to gain the variance, she added this variance would be a 50% reduction to the zoning code and it would set precedence. She stated in addition to that she is worried about water wells and setbacks, she said they will have to cut more trees for a pasture she is concerned there is not enough room at 5 acres for horses, she asked where will they ride, they will need to trailer the horses and go somewhere else to ride. She also reiterated she is concerned with the new wells in the area. Mr. Bemis asked how deep the new wells are, Mr. Carr responded they are 410'.

Mr. Sperrazza asked if he did not have horses if he would be allowed to clear his lot of the trees if he wanted. He added the code used to allow horses on 5 acres and there are horses all through the area he does not feel his horses will affect someone else's well if they have not already been affected by the existing horses in the neighborhood. Mr. Bemis asked where his well was and if it is a drilled well, Mr. Sperrazza indicated where his well is and stated it is a drilled well.

Ms. Squires stated her father lives on Homestead Road and she is concerned manure will get into his well and cause possible E-coli, she said there are no driven wells only point wells in that area. Mr. Bemis asked how deep his well was, she responded 12'. Mr. Bemis then asked where in relation to the property are the other horses, Mr. Sperrazza stated all through the neighborhood and reiterated if horses were to cause problems they would have already and he can't see how his 4 horses could cause any additional damage.

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Mr. Bemis asked if there were any additional comments or concerns, none were noted. He then stated the public hearing will be left open and the next meeting will be December 7, 2016 at 7 pm. The Clerk interjected the public in attendance is welcome to attend or if they are unable to attend they may submit in writing any additional comments or concerns to the office and they will become part of the record.

Mr. Bemis thanked everyone for coming out and speaking and apologized for the lack of a quorum.

FUTURE MEETINGS

Continuation of Public Hearing followed by regular monthly meeting December 7, 2016 7:00 PM

Respectfully submitted,
Tia Kilburn, Zoning Board Clerk