

Town of Northumberland Zoning Board of Appeals

Wednesday,

March 1, 2017 7:00 pm

Corrected by the Zoning Board

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Zoning Board Members Present: Aimee Gates, Gary Applegate, Bruce Bemis, Paul Becker
John Amidon and Mark Boyce, Chairperson

Zoning Members Absent: Carl Harrison and Jeremy DeLisle, Vice Chairperson

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

Mark Boyce, Chairperson, called the Monthly Meeting to order at 7:02 PM

All in attendance stood and recited the Pledge of Allegiance.

Application #0002-17, Area Variance - Dale Beckner

Matthew VanDoren, PLS introduced himself to the Board and stated he would be representing the applicant for this application. He explained the proposal as follows; to separate 1/2 or .6 acres from a larger lot. He stated the idea was to separate the existing business from the residence. There are 3 parcels located in the commercial residential zone and they are seeking a variance because it would be a weird cut to keep 1 full acre with the house. He stated they wish to reduce 3 lots down to 2 lots, the smaller of which would be more useable as a residential lot, this plan was to maintain the driveway for the greenhouse business. He added the majority of the lots in the area are smaller than the one acre requirement and these lots meet all the setback requirements. Mr. Amidon asked how far the septic for the house was from the proposed property line and if there were any plans to improve the system, Mr. VanDoren responded yes, the septic and well meet the required setbacks, he added it is an old septic probably from the 1950's. Mr. Boyce asked what the septic setback requirement was, Mr. Colozza, Code Enforcement Officer, responded 10'. Mr. Amidon asked if the intent was to sell the house separate, Mr. VanDoren replied he was not informed of any sale only that this separation would make it easier in the future. Mr. Applegate asked if there will be a shared driveway with the house, Mr. VanDoren yes right now, if approved it will be for the business not shared and the idea is to get rid of the odd 30' strip. Mr. Boyce asked if the larger parcel in rear had road frontage, Mr. VanDoren responded these are considered double flag lots and they will be adding 5' to it; the business will keep the 150' approved driveway and will have 55' for the other. Mr. Boyce asked how much frontage was required; Mr. Colozza said 25' on the road because of flag lots. Discussion ensued on the road frontage, driveways and parking. Mr. Boyce noted on the application for the variance it was written as requesting a .59 acre variance and it should be .41 acre variance. He then stated this application will have to be reviewed by the Planning Board and asked if they are requesting a joint public hearing, Mr. Colozza stated they have not seen this yet but he can ask if they do. Mr. VanDoren asked if it would be a lot line adjustment, Mr. Colozza responded it is a subdivision of substandard lots. Mr. VanDoren said ok a 2 lot minor subdivision. Mr. Boyce asked if they were going from 2 lots to 3 lots. Mr. Colozza explained they first have to join all three lots and then they will subdivide into 2 lots to be able to obtain the dimensions and property lines needed. Mr. Boyce asked Mr. VanDoren to indicate the subdivision on the maps. Mr. Bemis asked what was to happen to the old house, Mr. Colozza stated the older house will go with the smallest lot; the greenhouses will go with the newer house in the back. Mr. Boyce asked if the greenhouse closest to the property line met the setbacks, Mr. Colozza responded yes, all setbacks were ok. Mr. VanDoren stated the storage shed is the closest to the line. Mr. Becker reiterated the 2nd lot will be substandard because it lacks the property acreage for the zone. Mr. Colozza said yes it is just under the required acreage and to add to it without moving the greenhouses it would make an odd cut around them to the back area that is unusable anyway. Mr. Bemis asked if the application may want to sell the house up front, Mr. VanDoren stated he didn't say, all he is aware of is the applicant has a partner helping him with the greenhouses. Mr. Bemis stated Ellithorpes are gone and have nothing to do with it, he said he is a neighbor and was just trying to figure out

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what the applicant was doing. Mr. Colozza responded they are trying to keep the greenhouses together and the house out front is already substandard, it is easier like this than trying to go around the greenhouses to the ravine in the back which will create an odd shaped lot. Mr. Bemis stated he brought it up because he wanted to know if they are going to sell the house, Mr. VanDoren replied there is no indication of that at this time, he understood it was only to keep the business together and the division would be easier for the future. Mr. Amidon reiterated for better options down the road, Mr. VanDoren interjected it just makes more sense to the owner to separate the house from the business. Discussion ensued on who lived in the houses.

Mr. Boyce asked if there were a motion for this application, Ms. Gates asked when the Planning Board meets, Mr. Boyce explained they can accept the application tonight, the applicant can correct the variance request amount to .41 and then the Planning Board can join this Board. Mr. VanDoren asked when does the Planning Board meet, Mr. Colozza stated the 13th. Mr. Boyce said they can make a recommendation to the Planning Board and then it will be up to them.

Discussion ensued on the next steps to the process and meeting schedules.

Ms. Gates made a motion to accept this application with the correction of the amount of requested variance and schedule a public hearing for the next monthly meeting, inviting the Planning Board to a joint public hearing, Mr. Amidon 2nd the motion,
All in attendance unanimously agreed.

Mr. Bemis stated he would recuse himself from votes for this application.

Miscellaneous Business

Mr. Boyce asked if there were any recommendations for Chair and Vice Chair, or if anyone wanted to nominate their self.

Ms. Gates made a motion to recommend Mark Boyce remain Chairperson,
Mr. Applegate 2nd the motion,
All in attendance unanimously agreed.

Mr. Amidon made a motion to nominate Bruce Bemis for Vice Chairperson,
Mr. Applegate 2nd the motion,
All in attendance unanimously agreed.

Mr. Boyce asked if there were any other business for the Board, none was noted.

Mr. Amidon made a motion to adjourn the monthly meeting at 7:40 pm,
Ms. Gates 2nd the motion,
All in attendance unanimously agreed.

FUTURE MEETINGS

Public Hearing for Application #: 0002-17 April 5th, 2017 at 7 pm, monthly meeting to follow.

Respectfully submitted,
Tia Kilburn, Zoning Board Clerk