

**TOWN OF ALTON
ZONING BOARD OF ADJUSTMENT
APPROVED MINUTES
Public Hearing
January 5, 2017**

I. CALL TO ORDER

Chairman Paul Monzione opened the meeting at 6:03 p.m.

The following members were present: John Dever III, Code Enforcement Officer; Paul Monzione, Chair; Timothy Morgan, Vice Chair; Lou LaCourse, Member ;Paul Larochelle, Member, Steve Miller, Member, and Frank Rich, Alternate Member

II. APPOINTMENT OF ALTERNATES

P. Monzione reported that all members were present and there was no need to appoint an alternate.

III. STATEMENT OF THE APPEAL PROCESS

The purpose of this hearing is to allow anyone concerned with an Appeal to the Board of Adjustment to present evidence for or against the Appeal. This evidence may be in the form of an opinion rather than an established fact, however, it should support the grounds which the Board must consider when making a determination. The purpose of the hearing is not to gauge the sentiment of the public or to hear personal reasons why individuals are for or against an appeal but all facts and opinions based on reasonable assumptions will be considered. In the case of an appeal for a variance, the Board must determine facts bearing upon the five criteria as set forth in the State's Statutes. For a special exception, the Board must ascertain whether each of the standards set forth in the Zoning Ordinance has been or will be met.

IV. APPROVAL OF THE AGENDA

S. Miller motioned to approve the agenda as presented. Second by F. Rich. Motion passed by a vote of 6-0-0.

V. NEW APPLICATIONS

Z17-01 John R. Hughes & Paula M. Hughes	Map 15; Lot 14-5 Rural Residential (RR)	Special Exception Juliet Lane
--	--	--

A Special Exception is requested to Article 400, Section 401, Residential Uses #10, to permit: building of a personal storage garage, which will be the principal building on the lot, that will blend into the natural setting of the area.

The Board reviewed the application.

F. Rich motioned to accept application Z17-01 as completed. Second by P. Monziona. The motion passed by unanimous vote. (6-0-0).

John R. Hughes introduced himself and his wife to the Board. He stated that he wanted to build a garage on the property. The garage will be heated and there will be no bathroom.

S. Miller asked if this would be turned into residential living space and J. Hughes responded that it would be a storage garage, but that he might build a home up the road from the garage. There will be two overhead doors, with one facing Juliet Lane. There will not be a second floor, the roof will be metal, and there will be no chimney. The roof will be twenty-four feet and within the height restriction.

P. Monziona asked about the doors and the placement of the two doors. The lot is 1.11 acres, and this will be the only structure on the lot. P. Monziona noted that if a house was being built on the property, that a Special Exception would not be required because the garage would not be the only structure.

There was discussion about the building insulation. F. Rich asked if this would be a Morton building or like a Morton building. J. Hughes stated there would be frost walls, and that the garage was on a slab. He noted he didn't plan on heating the building but that it would be insulated because that was part of the package. The Board discussed the beautification, and the set-back.

P. Monziona opened the floor to public input.

There was no one to speak in favor of the application.

Kathy O'Blenes and Dan O'Blenes, 23 Juliet Lane, abutters, spoke against the application. K. O'Blenes spoke about the neighborhood, noting it was not a major road and that all of the structures on the road were residential, and that this would be the first structure on the road

that would be seen. There is no longer a home owners association, and K. O'Blenes reported that the home owners on the road all paid for maintenance on the road.

S. Miller reported that he worked with K. O'Blenes, who was employed by the Alton School District as the Business Administrator, and that he served as the Chairman of the Alton School Board. He stated he felt he could be objective but was willing to recuse himself if anyone felt he should. There were no requests from the Board.

P. Monziona moved the Board on to the worksheet.

P. Larochelle stated that the variance **is not** contrary to public interest. All Board members agreed.

T. Morgan felt the use **is** in harmony with the spirit of the Zoning Ordinance, the intent of the Master Plan and with the convenience, health, safety and character of the district within which it is proposed. All Board members agreed.

P. Monziona stated that by granting the variance substantial justice **will be** done. All Board members agreed.

L. Lacourse felt that the request **would not** diminish the value of the surrounding properties because the variance would likely enhance property value. All Board members agreed.

P. Larochelle felt that the provision **would** alleviate an unnecessary hardship because it would lift the restrictions and that this was an appropriate use. T. Morgan, L. LaCourse, and F. Rich agreed.

P. Larochelle motioned to grant the Special Exception to Z17-01. Second by F. Rich. The motion passed by a vote of four. (6-0-0)

VI. PREVIOUS BUSINESS

There was no previous business.

VII. NEW BUSINESS

J. Dever spoke briefly about some possible changes to the terms of alternates, noting that the terms for alternate board members should expire.

There was no other new business.

VII. MEETING MINUTES

The meeting minutes were tabled for the next meeting

VI. ADJOURNMENT

F. Riche motioned to adjourn. Second by P. Larochelle. Motion passed. (6-0-0). Meeting adjourned at 6:45 p.m.

Respectfully Submitted,

Krista Argiropolis
Recording Secretary

Minutes approved as written: March 2, 2017