

Town of Salisbury

Zoning Board of Adjustment

Zoning Board of Adjustment Meeting Summary

September 8, 2016

Arthur Garvin	Chairperson	Present
Mark Hutchins	ZBA-Vice Chairperson	Present
Tricia Thompson	ZBA Member	Present
David Merwin	ZBA Member	Present
Rose Fife	ZBA Member	Present
Pete Ballou	ZBA-Alternate/Selectman	Absent
Gary Clark	ZBA-Alternate	Absent
Vacant	ZBA-Alternate	
Vacant	ZBA-Alternate	
Vacant	ZBA-Alternate	
April Rollins	ZBA – Assistant	Present

Visitors: Mr. & Mrs. Sorgi (abutters).

Arthur Garvin opened the meeting at 6:58 p.m.

Discussion with Ted Jarvis Re: 2009 Special Exception granted for the Black Bear

Vineyard - Ted Jarvis and Nicholas Jarvis were present. Chair Garvin explained that the Zoning Board is quasi-judicial in nature and not like the Town's Planning Board, so typically we do not give advice or have a review period like they would. Mr. Jarvis replied he had received a letter from the Town stating he was overstepping the boundaries. Chair Garvin stated some of the events that have been reported to the Town were not part of the original 2009 approval but those are in the past and going forward any commercial use will need to be legitimized. Mr. Jarvis explained there is nothing they are doing today that wasn't stated in the 2009 decision but people have advertised his business and will say things. Chair Garvin informed Mr. Jarvis if there any changes, those changes will need to come back before this board. Mr. Jarvis replied he understands and thanked the board for taking the time to speak with him this evening.

Public Hearing for a Variance Application to construct a garage partially within the side yard setback, submitted by Dael & Matthew Harrison located at 169 Whittemore Road -

Chair Garvin swore-in Dael & Matthew Harrison as applicants. Chair Garvin stated he understands that a bulk variance is being requested for a barn/garage to be built partially within the side yard setback of the northerly corner and is very familiar with the property. Dael Harrison replied yes, and referred to the Town's tax map to show the location of the proposed barn/garage. Chair Garvin asked if the garage would be attached to the house. Dael Harrison replied yes, if they were to try and build the barn/garage on the other side of their home, the entrance would go

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through the master bedroom. Chair Garvin asked if there were surrounding homes with structures like the one they are proposing. The answer was yes. Chair Garvin noted he feels this is the best place for the structure to be built. Chair Garvin opened the Public Hearing at 7:12 p.m. No comments were made by the public. The hearing was closed. Rose Fife made a motion to approve the Harrison's Variance application. Tricia Thompson seconded the motion and motion passed unanimously.

Variance Application to enlarge an existing garage within the side yard setback, submitted by Matthew Mason located on 557 W. Salisbury Road - ZA Rollins stated a Public Hearing will be scheduled for Thursday, October 13, 2016 at 7 p.m.

Review & Approve meeting minutes of April 11, 2016 – Dave Merwin made a **motion** to approve the draft minutes of April 11, 2016 without corrections. Tricia Thompson **seconded** the motion and the **motion passed unanimously**.

Variance Application - ZA Rollins explained that on the second page of the application it references an application fee of \$50 dollars but none of the other noticing fees, so the application should be amended to reference the Town's "Fee Schedule".

ADJOURNMENT

Vice Chair Hutchins made a **motion** to adjourn the meeting at 7:16 p.m. Dave Merwin **seconded** the motion and the **motion passed unanimously**.

Respectfully submitted by,
April Rollins, Zoning Assistant