

ZONING BOARD OF REVIEW
Minutes
October 1, 2014
Coventry Town Hall
1670 Flat River Road
Work Session & Regular Meeting
7:00 p.m.

Members in Attendance: Robert Crowe, Virginia Soucy, Denise DeGraide, Jeanne Kostyla, John D'Onofrio, Russell Lacaillade and John Studley

Mr. Crowe: Let the record reflect we have a full Board. The fire exits are to your rear, the exits to my rear take you into the building. We have no applications from last month. I would like to have the Minutes from last month approved.

Mr. D'Onofrio: So moved.

Mr. Lacaillade: Second.

Mr. Crowe: Motion made and seconded all those in favor say aye?

Board: Aye.

Mr. Crowe: Nays? Ayes have it.

OLD BUSINESS

| | |
|------------------------------|--|
| Applicant: | William Cuttle |
| Owner: | William Cuttle |
| Location of Property: | AP 47 Lot 70; 75 Sheltra Avenue |
| Zone: | R-20 |
| Existing Use: | Single Family Residence |
| Proposed Use: | Same |

Applicant is seeking a Dimensional Variance to construct an 18'x32' detached garage 22' in height where 15' is allowed

Mr. Crowe: This seemed to be in order. I would like to open this up to the Board.

Mr. Lacaillade: I wasn't here last month but I did take a ride by and I don't think it's a big deal. It fits well.

Mr. Crowe: You don't feel any hardships were caused by the applicant and the hardship is not the result of any prior action taken by the applicant?

Mr. Lacaillade: No.

Ms. Kostyla: I don't see it as a problem.

Mr. Crowe: So if approved it wouldn't alter the general characteristics of the surrounding area and the relief is the least amount necessary.

Ms. Kostyla: Absolutely not.

Mr. Crowe: Ginny?

Ms. Soucy: I am sure he needs it its okay.

Ms. DeGraide: I don't have any problems with it.

Mr. D'Onofrio: I think it looks fine.

Mr. Studley: There are many other things in the area that are that high I think it fits.

Mr. Peabody: The applicant did say he was planning on using the siding to match the house and roofing to match as well, I think it would be appropriate to be a stipulation.

Mr. Crowe: And no interior plumbing.

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Applicant is seeking a Dimensional Variance to construct an 18'x32' detached garage 22' in height where 15' is allowed

Ms. Soucy: Approve*

Ms. Kostyla: Approve*

Mr. D'Onofrio: Approve*

Ms. DeGraide: Approve*

Mr. Crowe: Approve*

***Stipulations: Siding and roofing shingles to match house, no indoor plumbing.**

2015 Calendar Dates

Mr. Lacaillade: Motion to approve as presented

Ms. DeGraide: Second

Mr. Crowe: You are the son?

Mr. F. Smith: Yes.

Ms. DeGraide: Are you studying architecture?

Mr. F. Smith: Yes, I just graduated. There is more like 15 feet from the front.

Mr. D'Onofrio: Is this already built?

Mr. F. Smith: Partially, there are some footings, walls, studs.

Ms. DeGraide: Was there a shed in this spot before?

Mr. F. Smith: No, there was a shed in the opposite corner.

Mr. Crowe: Is that staying?

Mr. F. Smith: Yes.

Mr. Crowe: What this gentleman is showing is an aerial view of his property.

Ms. Soucy: Why didn't you get a permit?

Mr. F. Smith: We didn't think we needed one for a temporary structure, it's on footings.

Mr. Crowe: You need to have your footings inspected. What's the height on it?

Mr. F. Smith: We are building up a hill so each level will be a maximum of 12 feet but the problem is the back level is four feet above the first level so it appears to be a 20 foot structure but it's just sitting on top of a hill. There was a floor plan provided.

Mr. Crowe: So it will be 31x20 feet, two rooms and a deck. I am going to ask you to submit a drawing of the elevation to Jake so we can see what we are approving.

Ms. DeGraide: Why is there a deck on it?

Mr. Smith: The front will be my workshop so when I am done I can sit and relax.

Mr. Crowe: So you won't have any overhead doors?

Mr. Smith: No, the rear storage will have a six foot sliding door and the front building will have a door and window on the porch side and one window on the side.

Mr. D'Onofrio: Are you planning on adding plumbing?

Mr. Smith: No, just electricity.

Mr. Crowe: Any Board members have any questions? Hearing none, is there anybody who would like to speak in favor of this application? Against? Have a question?

Ms. DeGraide: Mr. Chairman, I make a motion that we take this matter under advisement and render a Decision within a reasonable amount of time.

Mr. D'Onofrio: Second.

Mr. Crowe: Motion made and seconded all those in favor say aye?

Board: Aye.

Mr. Crowe: Nays? Ayes have it.

ELECTION OF OFFICERS

Ms. Soucy: I make a motion:

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| President: | Robert Crowe |
| Vice President: | Denise DeGraide |
| Secretary: | John D'Onofrio |

Mr. D'Onofrio: Second.

Mr. Crowe: Motion made and seconded all those in favor say aye?

Board: Aye.

Mr. Crowe: Nays? Ayes have it.

Ms. DeGraide: Motion to adjourn.

Mr. Lacaillade: Second.

Mr. Crowe: Motion made and seconded all those in favor say aye?

Board: Aye.

Mr. Crowe: Nays? Ayes have it.

Meeting adjourned at 7:30