

ZONING BOARD OF APPEALS
JULY 26, 2007

The public hearing and meeting was called to order at 8:00 P.M. by the Chairman, Stuart Wood. Board members present were: Stuart Wood, Greg Daigle and Diane Quinn. Absent were: Norman Gobelle and Dan Schies. Alternates present were: Jack Agosta, Richard Fiala and Guy Gibb. Richard Fiala was designated to sit as a regular member for Norman Gobelle and Guy Gibb as a regular member for Dan Schies for this meeting.

The legal notice was read and the hearing recorded on tape.

Appeal No. 983 - Mark Loughery of 22 Ridgewood Road, Lake Hayward

Mark Loughery was present and presented his case to the Board. He is requesting a 5' Side Yard Variance of Section 10.3.1 and a 9' Rear Yard Variance of Section 10.1 of the Zoning Regulations in order to close in an existing 4'x18' deck to be used as an inside storage closet. He received a Variance No. 937 August 2005 to build an addition to the rear of his dwelling and at that time built the 4' x 18' deck to the side of the dwelling. He has already enclosed a portion of the deck and would now like to enclose the remaining portion of the deck to use it as a storage area. It is too small to use it for anything else. There will be no heat nor electricity put in the storage area. This is a year-round dwelling. The neighbor on the side where the closed in deck is located had no objections to the closed in deck. She did not write a letter. They spoke to her. He will not be changing the existing side yards.

He submitted the certified mail receipts indicating he sent the letters certified and all but two letters were received. Cards on file.

Greg Daigle made a motion the Board close the public hearing of Appeal No. 983-Mark Loughery. Motion seconded by Diane Quinn and carried unanimously.

Greg Daigle made a motion the Board approve Appeal No. 983-Mark Loughery of 22 Ridgewood Road, Lake Hayward, request for a 5' Side Yard Variance of Section 10.3.1 and a 9' Rear Yard Variance of Section 10.1 of the Zoning Regulations in order to close in an existing 4' x 18' deck to be used as an inside storage closet based upon the Board's findings that there were no objections received from the adjoining property owner, there will be no further encroachment on the side yard nor rear yard and there shall be no heat nor electricity in the enclosed storage area.. Motion seconded by Richard Fiala and was carried unanimously.

Said property is located on Ridgewood Road, Lake Hayward in the L&R District.
Assessor's Map 87 Lot 91.

Correspondence

The Board received the retainer bill from Attorney Broder covering the period of January 1, 2007 to June 30, 2007 in the amount of \$900.00.

Greg Daigle made a motion the Board pay Attorney Broder's retainer bill for the period of January 1, 2007 to June 30, 2007 in the amount of \$900.00. Motion seconded by Richard Fiala and carried unanimously.

There being no further business, Diane Quinn made a motion, seconded by Guy Gibb, the meeting be adjourned. Meeting adjourned at 8:20 P.M.

Respectfully submitted,

Stuart Wood, Chairman
Zoning Board of Appeals

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