

**TOWN OF BARRE
ZONING BOARD OF APPEALS
DECEMBER 18, 2017**

CALL TO ORDER: 7:00 PM by Mrs. Tierney

BOARD MEMBERS PRESENT

LuAnn Tierney Richard Miller
Stephen Karas Charles Swan

BOARD MEMBERS ABSENT/EXCUSSED

Cindy Burnside

Others present: Larry Gaylard, John Metzler, Robin Nacca, Sean P. Pogue, Tom McCabe, Josh Baird, and David Snell

I. APPROVAL OF MEETING MINUTES – November 20, 2017

Mrs. Tierney made a correction to the video conferencing that it must be advertised as such and opened to the public.

Mr. Karas made a motion to approve the meeting minutes of November 20th; seconded by Mr. Swan and carried (4-0).

II. OLD BUSINESS

We need to be fair and consistent in regards to fees for variances. We can make recommendations to the Town Board if we want to change them. The current fee is \$100.00 which helps cover our fee, the clerk's fee, postage, newspaper fees, and any misc. fees associated with having public hearings. We could talk about handicapped accessibility fees as that is not created by a resident. Mr. Karas made a resolution to table the issue for now; seconded by Mr. Swan and carried (4-0).

Mrs. Tierney stated that in regards to the alternate member opening that Mr. Root is interested. However the position needs to be advertised by Town Board. The opening will be put on the Town's website advertising the position until December 28th. The applicant must be a resident of the town. The final decision would be up to the Town Board.

III. NEW BUSINESS

An area variance has been received from the Barre Center Presbyterian Church in regards to the Grange:

- The variance is needed on all 4 sides of the Grange

- It was a lot of record already before portions were sold off. The parcel remaining has a new tax lot number.
- There currently is nothing in our Town stopping subdivision
- Would require 147' in the front because 200' of road frontage is needed, rear needs 48', and sides 14' & 3' variances
 - There is only 2' at the rear of the property
 - Reduced on the south side of the building – stairs need to be adjacent to the building
 - Parking would be a challenge
- There is no septic or water on the parcel which would be a struggle
- A better option would have been to merge with the neighboring house
- Questioned when it was used last – rummage sale this past fall which was a one day thing
- Potential use as a storage facility poses its own problems
 - Loading zone with a possible loading dock would be needed on the north side. Sight lines with traffic an issue?
 - Could not park in front also because of sight lines and if allowed by State DOT
 - Buffer strip would be needed
 - Would only be two renters – one for each floor
- Building needs foundation work at a minimum
- Better estimates of distances needed
- Looked at zoning codes 350-24 E 1 & 3 (buffer strip), 350-30 A 1, 2, 5, 6, & 7, 350-35-B (1) (off street parking), 350-31 (off street loading), 350-74 2 A-C, and 350-95
- The Town Board should require having the Planning Board review all subdivisions

Mr. Karas made a resolution to send the application to County; seconded by Mr. Miller and carried (4-0).

Mr. Karas made a resolution to recommend the Town Board to review and/or create a process for subdividing property; seconded by Mr. Swan and carried (4-0).

IV. ADDITIONAL COMMENTS

Mrs. Nacca submitted her name along with a short resume stating that she would like to be considered for the position of Zoning Board of Appeals alternate.

V. ADJOURNMENT

Mr. Miller made a motion to adjourn at 8:06 pm; seconded by Mr. Karas and carried (4-0).

Lee A. Preston, Clerk