

Members Present: Tim Maxham (Chair); Mike Welch; Liza Kilcoyne; Jim Brightwell; Nate Hayward; Tim Mullen (Alternate).

Members Absent: Doug Patterson (Vice-Chair); Gareth Hunt.

Others Present: Diane Korman; Brian Aitchison; Charlie Tipper (via Zoom).

7 :00PM – **T. Maxham** called the meeting to order and introduced the Board.

Changes to the Agenda

There were none.

Public Input

There was none.

Setback Waiver Request for a Non-Conforming Garage at 25 Keeler Lane – Diane Korman (25-26-KL025)

7:04PM – **T. Maxham** opened the hearing. The warning was read and the Applicant was sworn in. Diane Korman presented the application to the Board. She said that her property at 25 Keeler Lane is a small .30-acre lot with an 8 ½' x 12 ½' non-conforming shed used for storage. The shed is 2.5 feet from the west boundary of the property. The 3BR lakefront house is a year-round residence. Ms. Korman is asking the Board for a setback waiver to replace the shed with a 14'x28' garage for storage and one vehicle. The new structure will be set on the same southwest corner as the current one, but because of the additional length, will reduce the distance to the west boundary to one foot at its northern end. All the neighbors have agreed to the proposal. A letter of support was received by the zoning administrator from the neighbors at 19 Keeler Lane (Lunderville), whose property abuts the Korman property on the west side. There is screening on the north side from the home on that side (tall hedges) and along the south boundary by trees and a stockade fence. The distance of the existing shed is 6 feet from the south boundary and the new structure will maintain that distance. It will conform to the north boundary and the lake. The garage walls will be 7 feet + approx. 6 feet for the roof. The height will not exceed 15 feet.

7:12PM – **T. Maxham** closed the hearing.

Setback Waiver Request for a Non-Conforming Garage at 15 Sunset Beach Rd. – Aitchison (25-32-SB015)

7:13PM – **T. Maxham** opened the hearing. The warning was read, and the Applicant was sworn in. Brian Aitchison presented the application to the Board. Brian told the Board that his lot is 50-ft. wide and there is an existing non-conforming, 12'x22' garage between the house and the road. The structure is on concrete blocks with a rotting floor. It is 14 feet high. The home on the lot is currently under construction and will be year-round. The Applicant wants to tear down the existing structure and replace it with a 22-ft.x24-ft. two-car garage on a slab foundation, with a second floor for additional storage. The new structure will be 24 feet at the peak. Because of the width of the lot, there is no way to build a conforming structure. There is a septic field and drainage ditch between

the house and the garage. The proposed location is out of the flood plain. The existing garage is 15 feet from the east (Corbin) boundary and approx. 250 feet from the closest Corbin cottage. The setback from the west boundary is 23 feet. The distance to the road is 20 feet. It conforms to the lake setback. The replacement structure will maintain the 23-ft. setback. The distance to the east boundary will reduce from 15 to 5 feet. The new garage will extend an additional 2 feet to the south. These distances were measured from the walls of the structure. The eaves will add 1 foot to the width of the structure (east/west) but nothing to the north/south sides, reducing the setback to no less than 4 feet from the east boundary and 22 feet from the west boundary. The expansion to the south will not affect water flow in the drainage ditch. The 20-ft. distance to the road will remain. An existing utility pole on the northeast corner of the lot will be removed and power will be underground from the next closest pole. Neighbor Charlie Tipper expressed support for the proposal.

7:40 PM – **T. Maxham** closed the hearing.

New Business

There was no new business.

Review of November 13, 2024 Minutes

L. Kilcoyne moved to accept the minutes of November 13, 2024; **M. Welch** second. All in favor.

Administrator’s Report

There will be no meeting on December 25. The next meeting will be January 8, 2025. This meeting will be a short business meeting – no hearings – and deliberations for the hearings held on December 11, 2024.

Adjournment

7:43PM – **N. Hayward** moved to adjourn; **J. Brightwell** second. All in favor.

Respectfully submitted,
Martha Taylor-Varney, ZA

Signed: _____ Date: _____

For the DRB

These minutes are unofficial until approved at the next regularly scheduled meeting. All motions were unanimous unless otherwise indicated.