

TOWN OF CENTER HARBOR
ZONING BOARD OF ADJUSTMENT
Municipal Building
Monday, December 12, 2022
7 p.m.

In attendance: Chair Bernie Volz, Jean Meloney (Vice Chair), Members Karen Ponton and Stephany Marchut Lavallee. Alternate Members Timothy Nefores and Alison Toates. Clerk Linda D’Auria. Member, George Lamprey was absent with notice. Greg Hime was absent without notice.

Public attendance: Marc Brogan (Owner), Gavin Studer (Architect), abutters, Mike Bronci, Sandra and Chris Dodge,

The meeting was called to order at 7:00 p.m.

- **Chair Volz** elects to move past item I, the approval of the September 26, 2022 and November 14, 2022 minutes until after the scheduled hearing.

Hearing for VARIANCE from article 5:11:3 – 17 Coe Hill Road, Map 103-028 Case 2022-1114.A

Chair Volz turned the meeting over to Gavin Studer, architect, to present the case.

Gavin read through the points listed in the application regarding the new construction would remain inside the current foot print of the home which will need to be taken down and rebuilt. The presentation was straight forward as to what the owner wanted to do to make the property livable.

Chair asked if there was any persons in favor of the new construction.

All abutters present were in favor of the of the plans to rebuild this property, stating it was an eye-sore, dangerous because the building is dilapidated and were in favor as rebuilding this property would increase the values of the surrounding homes.

Chris Dodge: One concern was raised that the roof line being higher would block their view of the lake. Marc Brogan responded the height to the roof line will be 8 feet higher than what it is now, which is an acceptable under the building ordinances.

Marc Brogan: was asked what type of driveway would be installed. He said he would either pave or have a gravel driveway, whatever would be acceptable to the board. After checking with abutters, it was agreed that the removal of the trees would benefit all involved as they will give all properties a better view of the lake and also could deter a hazard if they were to fall. The tree removal was all done at the applicant’s expense.

The voting members now went over the criteria presented in the case file and were all in agreement this building would be a positive addition to the town.

A motion was made by Karen Ponton to grant the variance from article 5:11:3 for 17 Coe Hill Road as applied for and indicated in the plans (~175 sq ft of living space on 2nd floor and keeping the existing foot print of the building) because:

1. The variance is not contrary to the spirit or purpose of the ordinance as it replaces a derelict building which devalues surrounding properties with a building that is more characteristic with and increases the value of surrounding properties.
2. There is no benefit to the public from denying the requested variance.
3. The unique characteristics of the property create a substantial hardship which is relieved by granting the variance.
4. The use is permitted and therefore reasonable and substantially justified.

Stephany Marchut Lavallee seconded the motion, all were in favor.

Other discussion:

Minutes –

- Motion to accept the minutes from September 26, 2022 with one correction was made by Stephany Marchut Lavallee, Karen Ponton seconded the motion. All were in favor.
- Motion to accept the minutes from November 14, 2022 with one correction to attendees was made by Stephany Marchut Lavallee, Karen Ponton seconded the motion. All were in favor.

ADJOURNMENT Motion to adjourn by Chair Volz and was seconded by Karen Ponton. All were in favor. Meeting adjourned at 9:15 p.m.

- Next meeting is scheduled for January 9, 2023 at 7 p.m

Respectively submitted:

Linda D'Auria, clerk