



TOWN OF MIDDLEBURY

Zoning Board of Appeals

MINUTES

ZONING BOARD OF APPEALS MEETING

Wednesday, March 5, 2014 – 7:30 p.m.

Shepardson Community Center Room

Present:

Bill Bellotti
Brian Proulx
Ray Caruso
Linda Herrmann, Alternate
Bernie Evans, Alternate

Also Present: Curtis Bosco, Zoning Enforcement Officer

Rachel Primus, Recording Clerk
Susan Tracy, Applicant
Scott Tedesco, Applicant

Excused

Absent: David Alley, Chairman
Ken Long
D.J. Mahoney, Alternate

Call to Order with Pledge of Allegiance

The meeting was called to order by Bill Bellotti at 7:30 p.m.

Seating with Regular Members

The regular members present were seated. Mr. Bellotti seated Linda Herrmann and Bernie Evans as regular voting members.

Approval of January 7, 2014 Zoning Board of Appeals Meeting Minutes

VOTED: Unanimously with a motion by Brian Proulx and seconded by Linda Herrmann to **APPROVE** the January 7, 2014 minutes as submitted.

Public Hearings

Bill Bellotti read the notice of Public Hearing into the record

Appeal #3163– Scott Tedesco of 64 Janet Drive - is seeking a variance of Section 11 of the Middlebury Zoning Regulations to construct an inground swimming pool. The proposed pool will exceed the maximum 10% lot coverage provision. The applicant states the hardship is up zoning.

Curt Bosco submitted a letter received from the Land Trust and Bill Bellotti read it into the record. The letter was in favor of the appeal and noted there would be no adverse impact on the Land Trust land.

VOTED: Unanimously with a motion by Ray Caruso and seconded by Bernie Evans to **ACCEPT** the letter from the Land Trust into the record.

Scott Tedesco apologized to the board for missing the January meeting. He reviewed the plans submitted with the application showing that the inground pool and shed would be 1% over the allowed lot coverage. He noted that all of his neighbors were notified of the application. Joseph Albino, his neighbor to the rear of his property was present at the meeting. He stated he had no objections to the appeal. Mr. Tedesco also stated he would not touch any of the trees or vegetation on the Land Trust property. Bill Bellotti stated he had visited the property and does not have an issue with the application. Mr. Caruso said he had also been to the property and does not have a problem with the application. Linda Hermann asked if any construction had started yet, and was answered no.

VOTED: Unanimously with a motion by Ray Caruso and seconded by Brian Proulx to **APPROVE** the Appeal # 3163.

Appeal #3164 - Susan Tracy of 294 Porter Avenue -- is seeking a variance to Section 11 of the Zoning Regulations to erect a 10 x10ft storage shed which does not meet the side line distance requirement.

Bill Bellotti said at the January meeting the board had asked that Ms. Tracy bring in a surveyed map showing the location of the shed on the property. Susan Tracy handed the surveyed map to the board. She also entered pictures of her property into the record showing the layout of her yard and where she planned on putting the shed. Brian Proulx stated the board had asked for an updated drawing which addressed the concerns they had at the last meeting, which Ms. Tracy did. He also pointed out that the neighbor that was present at the January meeting was not present tonight. He felt the open issues were addressed and he had no further concerns. Linda Herrmann asked if construction on the shed had begun. Susan Tracy answered no; they would not start without a permit.

VOTED: Unanimously with a motion by Brian Proulx and seconded by Linda Herrmann to **APPROVE** the Appeal #3164.

New Applications

There were no new applications.

New Business

There was no new business.

Other Business

- Vote to change 2014 meeting location

VOTED: Unanimously with a motion by Ray Caruso and seconded by Bernie Evans to **CHANGE** the 2014 meeting location to Shepardson Community Center Room 26.

Correspondence

None.

Adjournment

VOTED: Unanimously on a motion by Bill Bellotti and seconded by Linda Herrmann to adjourn the meeting at 7:45 p.m.

These minutes are submitted subject to approval.

Respectfully submitted,
Rachel Primus
Recording Clerk

ZBA Members

CC: Town Clerk, Barbara Whitaker, Z.E.O., Scott Tedesco, Susan Tracy