



**Town of Hebron**

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## **ZONING BOARD OF ADJUSTMENT**

### **Minutes of Public Hearing**

**Tuesday, March 28, 2023**

**Members Present:** Curtis Mooney (Chair); David Hardy (Vice Chair); Jim Van Schaick (Alternate); Derry Riddle (Member); Roger LaFontaine (Member); Alison York (Alternate); Douglas McQuilkin (Member); and Carol Bears (Clerk)

**Members Absent:** Mark Coulson (Alternate);

**Others Attending:** Martha Twombly; Suzanne Smith, David Norman and Phyllis Downey

**Time Convened:** 6:00 p.m. **Time Adjourned:** 6:38 p.m. **Next Meeting:** April 25, 2023

#### **Agenda:**

1. Review and approve minutes of previous meetings and other administrative matters.
2. Hear the application for a Variance under Article IV, Section H.1 of the Hebron Zoning Ordinance by Phyllis Downey for the construction of a permanent roof above an existing detached deck on the property located at 223 Spectacle Pond Road (Tax Map 24, Lot3) (Case No. 296)
3. Any other business that may come before the Board.

#### **Call to Order:**

Patrick Moriarty, Selectboard Member called the meeting to order at 6:00 PM. The first order of business was to elect a Chair and a Vice Chair. Doug McQuilkin moved to appoint Curtis Mooney as Chair seconded by Derry Riddle. The vote was in the affirmative with everyone voting in favor. A motion was made by Roger LaFontaine to appoint David Hardy as Vice Chair. The motion was seconded by Derry Riddle and the vote was in the affirmative with everyone voting in favor.

#### **Minutes and Other Administrative Matters:**

Curtis Mooney took over the meeting as the new Chair. The minutes of the November 29, 2022 meeting were reviewed. Douglas McQuilkin made a motion to accept the minutes as presented. The motion was seconded by David Hardy and the vote was in the affirmative with everyone voting in favor.

#### **Hearing:**

##### **Case #296**

Curtis Mooney asked if the application was complete, fees paid and abutters notified. The secretary indicated that everything was completed.

These minutes may be amended at a future meeting. Any changes will be included in the minutes of that meeting.

There was one comment letter from Sharon Graves who is an abutter of the property. She indicated that she didn't have any objections to what the Downey's presented.

David Norman indicated that they wanted to be able to put the screens around the deck and have a roof on it to keep the bugs out and make it more enjoyable to sit outside. The deck is sitting on blocks and is approximately 4 ½ feet from the boundary of the Town Forest.

Martha Twombly and Suzanne Smith thought that the deck could be moved back so that it wasn't that close to the Town Forest. The Conservation Commission tries to make the trails in the Town Forest so that it is not going in front of the cottages located along Spectacle Pond. The property boundary line to the Town Forest is marked.

When asked if they had a building permit to do the deck, Mrs. Downey indicated that they did not. There was much discussion on making a nonconforming deck more nonconforming by adding a roof. The owners were asked if they could move the deck to make it more conforming on the property and they are willing to work on another plan.

A motion was made by Doug McQuilkin and seconded by Roger LaFontaine to continue the hearing until April 25, 2023 at 6:00 PM giving them time to submit a revised plan and there would be no additional fees for the applicant. They would submit their revised plan two weeks before the meeting. The vote was in the affirmative with everyone voting in favor.

**Other business:** Derry Riddle indicated that when her current term is up as a member of the Board that she would like to get done at that time.

**Adjournment:**

There being no other business, Roger LaFontaine moved, seconded by David Hardy, to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 6:38 PM.

Respectfully submitted,

Carol Bears, Clerk