

ZONING BOARD OF ADJUSTMENT

Minutes of May 1, 2025

Members Present: Waugh (Chair), Green, Esinhart, Fischel, Safro

Waugh opened the meeting at 7:02 pm and the Board commenced deliberations in the following cases:

CASE #06028-Z2024-019: Adam and Kelly Colby are requesting a wetlands special exception pursuant to Article XI, Section 1103 to permit wetlands impacts associated with construction of an access road into their lot at 7 Old Dana Rd., Tax Map 6, Lot 28, in the RR and F Zoning Districts.

Following deliberations, it was moved by Green, seconded by Esinhart, to GRANT a wetlands special exception for construction of a driveway at 7 Old Dana Rd., Tax Map 6, Lot 28, in the RR and F zoning districts, on the grounds set out in the written decision, and subject to the following conditions:

- a. The project will be constructed substantially in accordance with, and not materially different from, the testimony and documents submitted by the applicants.
- b. All required permits will be obtained before work on the project begins.
- c. Applicants will carry out the regular maintenance measures and stabilization practices recommended for the driveway by Headwaters, LLC., including cleaning out the detention/infiltration basins when sediment reaches no more than 50% accumulation.

All voted in favor.

CASE #06028-Z2024-016: Adam and Kelly Colby are requesting a variance under Article V, Sections 507.1 to allow construction of a single-family home in the portion of their lot located in the F District at 7 Old Dana Rd., Tax Map 6, Lot 28, in the RR and F Zoning Districts.

1. Following deliberations, It was moved by Green, seconded by Fischel, to GRANT a variance to construct a single-family dwelling and accessory structures for year-round residential use at the proposed “preferred” site in the F district portion of the lot at 7 Old Dana Rd., Tax Map 6, Lot 28, on the grounds set out in the written decision, and subject to the following conditions:

- a. The project will be constructed substantially in accordance with, and not materially different from, the testimony and documents submitted by the applicants.
- b. The variance is contingent on approval by the Board of a wetlands special exception for the proposed driveway, and adherence by applicants to all of the conditions imposed therein.

All voted in favor.

CASE #13023-Z2025-06: Gordon Family Trust is requesting a variance from the setback provisions of Article VII, Section 702.G.2.A to create an Accessory Dwelling Unit in a barn that is partially in the front setback at 2 Ferson Rd., Tax Map 13, Lot 23 in the Rural Residential District.

Following deliberations, it was moved by Waugh, seconded by Green to GRANT the requested variance on the grounds set out in the written decision, subject to the condition that the project be implemented substantially and materially in conformity with the plans and descriptions presented to the Board.

All voted in favor.

Minutes: After review, the Board unanimously approved the Minutes of May 24, 2025.

The Board adjourned at 9:18.

Respectfully Submitted,
Bruce Simpson