

Wilmington Zoning Board of Appeals

January 16, 2013

Wilmington Community Center

BOARD MEMBERS PRESENT: Acting Chairman Jerry Bottcher, Herb Crispell and Tom Hinman, Herb Crispell, Bob Girardin, Jim Carmelitano and Jean Baker (arrived late).

PUBLIC PRESENT: Bob Guynup, Steve Corvelli, Debby Greene and Shirley Lawrence.

**CALL TO ORDER:** Call to order at 7:19 by Jerry Bottcher, Acting Chairman.

**Approval of Minutes:**

Motion to approve the minutes of November 28, 2012 was presented by Jim Carmelitano, seconded by Bob Girardin; carried unanimously.

**NEW BUSINESS:**

**1. Variance Application from Front Setback at 42 Juniper Hill Lane by Debbie Greene.**

\*Debbie Greene explained that at the time she applied for a building permit for her storage shed, she understood that the required setback was 25 ft. With the new law the setback changed to 35 ft and she was not aware of this and went ahead and built her shed.

She is now looking for a setback variance for the additional 10 feet. This would be a front area setback.

\*Debbie has investigated the cost of moving the building and it would be a hardship for her to have to spend \$3,000-\$5,000 to move it. There would also be a issue with removing a lot of trees and finding another suitable place to locate the building.

\*Jerry went over the board's options which are : a fine; relocating the building; or

approving the variance. He further stated that any applications of this sort will be judged on their own merit at the time of submission and this case is not intended to set a precedent for any future applications.

\*Motion was presented by Bob Girardin to approve the application for a 10' front setback variance with the condition that the building be sided to match the house and screening

from the road/neighbors. Motion was seconded by Jim Carmelitano and carried unanimously.

**2. Discussion on the Johnson Property on Fox Farm Road.**

\*Jean Baker recalled the Johnson's appearing at a meeting wishing to build a small shed for garbage. This had not been granted but a shed has appeared on the property. It was noted that a building permit is not required if it is not more than 144 square feet and it also not considered a structure.

**3. Jean Baker Resignation as Chairman-Jean no longer wishes to be Chairman-but will remain on the board at the present time.**

**Meeting adjourned at 8:14 p.m.**

ADJOURNMENT: Adjournment at 7:22 p.m. upon a motion by Bob Girardin; seconded by Herb Crispell; carried unanimously.