

Wilmington Zoning Board of Appeals
October 16, 2013
Wilmington Community Center

BOARD MEMBERS PRESENT: Alicia Armstrong, Jim Carmelitano, Jean Baker Tom Hinman, Herb Crispell, Jerry Bottcher and Robert Girardin.

PUBLIC PRESENT: Rob Prackajlo, Jenny Haas, Kaiya Belisle, Bob Guynup, Bob Peters, Steve Corvelli, Mike Scheer, Noreen Levitt, Jack Levitt, Brigitte Levitt, Thea Morezzi, Peter Price and Shirley Lawrence.

PUBLIC HEARING-AREA VARIANCE (FENCE HEIGHT)-PRACKAJLO-15 HOLLOW LANE.

CALL TO ORDER AT 7:00 P.M.

*Wishes to construct a 6' fence with a 2' opening on the bottom of the fence on the front and back of the property. Thus making the fence 8' high.

*Jack Levitt did not wish to see a 8' fence facing the road. He did not feel it would be appropriate in a subdivision. There are no covenants regarding fences. He feels the town code should be enforced.

*Bob Girardin questioned why Rob wished to have an 8' fence on his property. Rob stated that it would be for privacy.

*The fence would be 30 - 40' from the road. The house is about 100' from the road.

*The fence would be approximately 100' long on the front and back of the property.

*Tom Hinman felt the fence would not block any view.

*Jack Levitt felt he should do landscaping with trees if he wants privacy. Rob stated that he would like to do this but it takes time for trees to grow; and it is not affordable for him to buy trees. They hope to make it as natural as possible.

*The screening there is red pine and is not feasible.

*Jerry Bottcher reviewed the criteria for an area variance.

*Mike Scheer is on the west side of the property and feels there is a need for privacy and feels the fence should be considered. Mike Scheer stated that an 8' fence on his side of the property would be acceptable to him as long as it was done the way he and Rob had discussed it; being 50-60' long instead of the proposed 100'.

*Bob Peters, Chairman of the Planning Board, stated that the Planning Board voted that their recommendation to this board is to not grant a variance and follow the code book.

*The letters received from the neighbors were reviewed with 1 1/2 in favor and 4 1/2 against.

***PUBLIC HEARING WAS CLOSED AT 7:37 P.M.**

*Robert Girardin felt the board would be setting a precedent by approving the application, along with the fact that the neighbors are opposed. He feels the board should follow the regulations.

*Jean Baker agreed.

*Tom Hinman noted that the applicant can still put a fence up.

*Jim Carmelitano presented a motion to handle this variance as 2 separate items; seconded by Jean Baker; carried with 4 ayes; 1 no.

*Jean Baker presented a motion to deny the variance for the fence on the front of the property; seconded by Jim Carmelitano; carried with 4 ayes; 1 no.

*Robert Girardin presented a motion to deny the variance for the fence on the back of the property; seconded by Jean Baker; carried with 4 ayes; 1 no.

REGULAR MEETING CALLED TO ORDER AT 8:02 P.M.

APPROVAL OF SEPTEMBER 18, 2013 MINUTES

Motion to accept by Jim Carmelitano, seconded by Robert Girardin; carried unanimously.

NEW BUSINESS-Peter Price-Area Variance (Fence Height)-1295 Haselton Road

*The applicant has constructed a privacy fence 38' x 6' facing Haselton Road not realizing that he was in violation of the ordinance

*Public hearing was set for November 20th.

OLD BUSINESS-NONE

ANNOUNCEMENTS-NONE

NEXT MEETING IS NOVEMBER 20TH

Meeting adjourned at 8:15 p.m.