

MINUTES OF MEETING---ZBA/TOWN OF GALLATIN
PUBLIC HEARING

June 7, 2011

PRESENT: Fred Simoncini—Chairman Mike Kriz—Member
Richard Humphries- V.Chairman Davis Simmons—Member
Betty Harte-secretary

Applicant-Mr. & Mrs. Matthew Kluge
Mr. & Mrs. Clayton Brooks

Public: per attached

CALL TO ORDER: Chairman Simoncini opened the meeting at 6:40 PM.

MINUTES: Chairman Simoncini made a motion to accept the minutes from the May 31, 2011 meeting, second by Rich Humphries. All in favor, motion carried.

OLD BUSINESS: Chairman Simoncini acknowledged the applicant-- Mr. Kluge. Mr. Kluge is requesting a variance to reduce his setback from 50'-28. He is placing a storage shed on his property. It will be placed on a gravel bed-not concrete (therefore it is considered a non permanent structure). . Chairman Simoncini made a motion to open the PUBLIC HEARING second by Rich Humphries. Roll call vote, all in favor, motion carried. Mr. Kluge presented pictures to show where the water/drainage problem is. Mr. Kluge also presented a survey map. Chairman Simoncini read a statement (from a neighbor) "She stated that it should be noted that it is to be at least 15-25 ft away from their driveway so as not to block emergency vehicles from having access". Mr. Kluge advised that Drew Weaver-building inspector had been at the property and did not have an objection as to the location of the shed.

Chairman Simoncini made motion to close the Public Hearing, second by Mike Kriz. All in favor motion carried.

The findings were:

- All surrounding neighbors were notified by certified mail
- Site visit was made
- The Planning Board was notified with no comment
- Building Inspector inspected the site
- The character of the neighborhood will not be changed
- Because of drainage/water problem no other site is possible
- As stated above only one neighbor made a comment

Chairman Simoncini made a motion to accept the findings, second by Mike Kriz. Roll call vote. All in favor, motion carried.

Chairman Simoncini made motion to grant the variance, second by Mike Kriz. Roll call vote, All in favor, motion carried.

Chairman Simoncini acknowledged the next applicant, Mr. & Mrs. Brooks then made a motion to open the second Public Hearing. Second by Davis Simmons. They are also requesting a variance, relief from section 4.3 reducing their setback from 50' to 37' to erect an above ground swimming pool. Chairman Simoncini asked about building near the lot line. It is an abandoned house and will be approximately 15' away. (The Brooks' had been before the ZBA to build house, but didn't put pool in at that time-too late in year).

Chairman Simoncini made motion to close Public Hearing. All in favor, motion carried.

The findings were:

- All surrounding neighbors were notified by certified mail
- Site visit was made
- No Public comment
- The Planning Board was notified with no comment
- It is a narrow lot, with no other site for pool
- The character of the neighborhood will not be changed

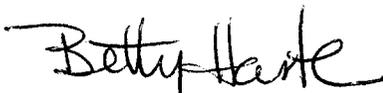
Chairman Simoncini made a motion to accept the findings, second by Rich Humphries. All in favor motion carried.

Chairman Simoncini made a motion to grant the variance, second by Mike Kriz. Roll call vote. All in favor, motion carried.

Secretary Harte will forward paperwork to applicants and notify building inspector-Drew Weaver.

ADJOURNMENT: With no further business, Chairman Simoncini made a motion to close the meeting at 7:00.

Respectfully submitted,



Betty Harte/Secretary
Town of Gallatin/ZBA