

TOWN OF FALMOUTH
Board of Zoning Appeals
April 23, 2019
MINUTES

MEMBERS PRESENT: Jay Meyer - Co-Chair; Jay Trickett; Alex Pratt; Anthony DeRice; Nick Guerrette; Randy Cooper

MEMBERS ABSENT: Nathan Smith-Chair

STAFF PRESENT: Justin Brown, Code Enforcement Officer

1. Call to Order.

Meeting was called to order by Co-Chair Meyer at 6:30 P.M.

2. Application Completeness Review/Other Board Business.

Co-Chair Meyer asked the Board if any members felt there were incompleteness issues with any of the applications. No concerns about completeness.

3. New Business.

- a. **29 Pond Villa – Donna Pennoyer** – Request for Conditional Use Approval under Section 19-86 to change the pitch of the roof to avoid issues with snow. Map-lot HL4-021-B, Zoned HL, SZ-LR, RCZO, HLOD. *Tabled from March 26th.*

Ms. Pennoyer presented her application to the Board which was to add a metal roof increasing the area by about 509 c.f. As the professional roofers were uncomfortable with the pitch on one of the sides of the camp, they are asking to fill in part of the roof to make a straight roofline. The roofers will then install a metal roof over the existing roof, filling in with siding on the sides.

Co-chair Meyer brought the discussion back to the Board for clarifying questions and comments. Mr. Trickett asked why there was a page in the application on chimney volume. Ms. Pennoyer stated that ordinance states she is able to use the chimney volume as part of her square foot calculation and since it was not used previously, she included in her calculations for this application. Mr. Trickett then asked if Ms. Pennoyer created the drawings herself and if she had gone over them with the contractor. She stated yes to both questions.

Co-chair Meyer appointed Mr. Cooper as a voting member on this application and Mr. Pratt as a voting member on the next application.

Co-chair Meyer confirmed the added volume as 506 cf. Ms. Pennoyer stated that was correct. He then asked her what she figured as the allowable expansion. Ms. Pennoyer

stated the number was 1,728 that wasn't used. She then explained to the Board how she calculated the numbers. The Board then discussed the calculations to ensure all members understood how they were determined. Staff further explained calculations to the Board.

PUBLIC COMMENTS: No public comments.

The Board and Staff discussed the status of the application as it relates to the calculations provided on the application.

Mr. Trickett moved to approve the application as presented. Mr. DeRice seconded. Motion passed 5-0.

- b. **17 Andrews Avenue – Kevin Browne Architecture representing Candace Karu & Tyler Ready** – Request for Conditional Use Approval under Section 19-77 for a full-length extension of an existing rear dormer on the second floor. Map-lot U01-111, Zoned RA, RCZO, WVOD.

Kevin Browne, representing Candace Karu and Tyler Ready, presented the application to the Board.

PUBLIC COMMENT: No public comment.

Mr. DeRice asked Ms. Karu if any of the neighbors objected to the project. Ms. Karu stated there were none.

Mr. DeRice moved to approve the application as presented. Mr. Trickett seconded. Motion passed 5-0.

4. Approval of Minutes from March 26, 2019.

Mr. Cooper moved to approve the minutes from March 26, 2019. Mr. Trickett seconded. Motion passed 5-0.

Meeting adjourned at 6:53 pm.

Recording Secretary,
Lisa Sangillo