

# Palmer Zoning Board of Appeals

## Minutes

August 22, 2016

### **I Call to Order**

Chairperson Ingrid Thompson opened the meeting at 7:00PM. Present were members Norman Czech, Antonio Andre, and Russell Borwn. Dennis Fountain was absent. Also present was Nicole Parker, recording minutes.

### **II New Business**

Public Hearing, Finding, Dennis Tolpa, Petitioner.

In accordance with the Provisions of Chapter 40 A, Section 11 M.G.L. the Palmer Zoning Board of Appeals will hold a Public Hearing on Monday, August 22, 2016 at 7:00 P.M. at the Palmer Town Administration Building, on the petition of Dennis Tolpa. The applicant is requesting a Finding under §171.83J of the Palmer Zoning Ordinance. The finding request was for a 10' X 38' front porch to be attached to the front entryway that does not meet the required front yard setbacks in the Rural Residential Zone. The property is located at 54 Fuller Road, Bondsville, and also known as Assessors Map 28, Parcel 24.

N.Parker read the public hearing notice.

Motion was made to waive the reading of the list of abutters by D.Fountain. Seconded by N.Czech. Motion passed (4:0)

Present was Walter Adamczyk, the petitioner in this hearing and the contractor for the owners, Richard and Linda Anderson. He stated that the owners wanted a porch that would be the length of their home. The home is currently in the front yard setback but conforming in every other setback. The porch would bring the nonconformity from 42' to 32', as the required setback is 50'. It was also stated that the stairs were added to the side of the porch.

Town Planner Linda Leduc stated that older houses in the neighborhood were built prior to the adoption of zoning. She stated the proposed porch fits in with the neighborhood.

Abutter Kathrine Bolard of 54 Fuller Road was present and expressed concern over the side yard and the porch being too close to her property. It was stated by the Board that the current survey submitted showed side yard setback as being met and the only reason it was in front of the Board was for the front yard setback.

Motion was made to grant Finding at the 32.4 foot setback by N.Czech. Seconded by D.Fountain. Motion passed (4:0)

Minutes: February 23, 2016

Motion was made to approve minutes as amended by N.Czech. Seconded by D.Fountain. Motion passed (4:0)

### **III Adjournment 7:30PM**

Motion was made to adjourn at 7:30PM by N.Czech. Seconded by I. Thompson. Motion passed (4:0)