

Minutes for the Town of Sennett Zoning Board of Appeals on Thursday, February 25, 2021 at the Town of Sennett Office Building.

Members: Bob Edmunds, Vice Chair
David Sikora
Marion Cool
Jeffrey Hofmann
Harold Gilfus, Alt.

Norman Chirco, Esq.

Julie Panna is absent

Bob opens the meeting with the Pledge at 7:02 p.m. He tells the board that notice of the meeting was posted on multiple sites to inform community of tonight's meeting and that it is being live-streamed via Zoom. Bob asks if the board members received the minutes from January 28, 2021. Marion motions to accept the minutes, Jeff seconds.

The first order of business is a public hearing in the matter of the Use Variance application from Adam and Jessica Quigley for the property on Mutton Hill Rd., tax map I.D. # 109.02-1-62.111. The applicants require a Use Variance to build a single-family residence on the land their family has recently subdivided. The land is zoned Commercial/Light Industrial. Adam and Shaun Quigley are present. The board has been given all updated documentation tonight. Bob asks the members to look over the paperwork and ask any questions they may have. Adam gives the board some information about his intentions. The original lot has been subdivided into 3 lots by his parents—Adam directs the board to look at the property map—they want to build a house on lot A. Adam also points out that on the same side of Mutton Hill Rd., there are other residences that have been built that were zoned commercial/light industrial. Shaun Quigley adds that his only intention for his property is to subdivide a 5-acre lot for each of his two sons to build a house on.

Adam and his wife wish to build on the 5-acre "Lot A" now. His other son is out of state currently but may choose to do so in the future.

The Sennett Planning Board approved the subdivision already. Dave confirms with Shaun Quigley that the 3 lots on the map have separate tax map I.D. numbers. Yes they do.

Harold asks about the driveway. Adam says he will do whatever is preferred by the Town. He said he is open to paving new access or using the driveway from his parent's property. Dave confirms that the lot is not land-locked. Shaun says that is correct. Bob tells Dave that there is an easement right now, Shaun says that Adam owns rights up to the road. Bob asks the applicant if he has a problem with the board approving a use variance that is contingent on creating a driveway. Adam is okay with that.

Jeff asks how much site work there is to be done on the lot. Adam says they just have to clear brush, it is already fairly flat land. The house will not be seen from the road. –No more questions from the board.

Bob asks for a motion to grant the use variance for tax map I.D. # 109.02-1-62.111 with the contingency that the owners will apply and receive a permit or proper paperwork for a culvert driveway entrance off of Mutton Hill Rd. Marion makes the motion, Dave seconds; roll call vote—Jeff-yes, Harold-yes, Bob-yes. Motion carried.

Bob addresses new business. Abundant Solar will be coming before the board again to renew the special-use permit that was granted by the board in 2019.

Jeff makes a motion to adjourn, Dave seconds, all ayes. Meeting adjourned.

Respectfully submitted,

Heather Driscoll, Secretary