

BRANDON DEVELOPMENT REVIEW BOARD HEARING

DECEMBER 28, 2022

VARIANCE REQUEST APPLICATION #625

APPLICANT/LANDOWNER: DONALD & DENISE SCARBOROUGH

BOARD MEMBERS PRESENT: John Peterson, James DesMarais, and Jack Schneider.

OTHERS PRESENT: Donald Scarborough Tony Johnson, Kristy Pinkham, Jeff Biasuzzi and Hillary Knapp, Secretary.

The hearing was opened at 7:14pm.

The warning was read and found to be in order.

Donald Scarborough, Tony Johnson, Kristy Pinkham and Jeff Biasuzzi were sworn in.

No interested party status was requested.

Donald: There is an existing 21' wide by 29' long building already there and are looking to replace with a 28' wide by 38' long garage. There is no slab on the current building and it is rotting away. The house was purchased August of 2020. We would like to make it big enough to place a vehicle in it. We are moving the building to the North 3' and the East by 4'. The east has the septic system and cannot be moved that direction. We are not going to be moving it any closer to Route 7, currently it is 59' to Route 7.

Jeff: This is a similar application to the abutting property. When the building was built the Zoning was different and this makes all the properties in that area non-conforming. The baseline is not closer to the road setback. The North side setback was original listed as 14' and has been remeasured to 12'. Neither of the properties are surveyed and the boundaries are in question. This is no less non-conforming than the current garage. There are issues where it can be built where the septic system and wetland and the wetlands on the southeast corner of the property. The Town has no objection.

Kristy: We live at 2260 Franklin Street and are neighbors to the property. Kristy read into evidence Exhibit A.

John: Since you reside on a lot that is not surveyed, have you talked about having the property surveyed?

Donald: We currently have a page wire fence on the property line.

Kristy: When we bought the property in 2018 the fence was there and the current fence is crooked and that is where the property line comes into question. We would like to have a 3rd party survey to make sure of the actual footage. We are ok with the current structure.

Donald: The building is currently 19' in the front and 15' in the back. We are down to 8' between the garage and the house and we do not want to go any closer than that. We are moving it 3' closer to the property line.

Kristy: We do have a copy of a no trespass order for the brother of the current tenant, who over often and there are loud noises at the property. Our biggest concern is the possibility of having these situations occur again if the garage is brought closer to the property line. We have no issues with the current resident.

Donald: We have planted cedar trees along the boundary line to help with the noise.

Meeting was adjourned at 7:30pm

Respectfully Submitted,

Hillary Knapp
Recording Secretary