

**HAMILTON ZONING BOARD OF APPEALS**  
**MINUTES OF MEETING**  
**Via Zoom 831 7958 2683**  
**Password 070940**  
**June 2, 2021**  
**7:00 p.m.**

**Members Present:** Bill Bowler, Bruce Gingrich, Eric Salines

**Others Present:** Patrick Reffett, Director of Planning and Inspections; Jonathan Petersen, 847 Highland Street; William Haugh, 140 Echo Cove Road

This meeting was called to order at 7:00 p.m. by Bill Bowler with a quorum established via zoom.

Roll Call: Bruce Gingrich – aye, Eric Salines – aye, and Bill Bowler – aye.

**PUBLIC HEARING:** FOR THE APPLICATION OF AN EXTENSION OR ALTERATION OF A NON-CONFORMING USE. THE PROPERTY IS LOCATED AT 947 HIGHLAND STREET, ASSESSOR’S MAP 4, LOT 5, OWNER IS JONATHAN PETERSEN. THE APPLICANT IS SEEKING RELIEF FROM ZONING BYLAW SECTION 4.0 DIMESIONAL & DENISTY REGULATIONS AND REQUESTS APPROVAL TO DEMOLISH AN EXISTING BARN AND REPLACE WITH A NEW BARN ON THE EXISTING FOOTPRINT.

Mr. Petersen shared photographs of his property on the screen for Board Members and the public to see and explained that the existing barn was in disrepair. The new barn would be built on the existing foundation which was evaluated and found to be safe. There had not been any drainage issues with the current structure. The new structure would have electricity but would not have water. No public comment was made.

Motion made by Eric Salines to grant the issuance of a non-conforming use for building a new barn.

Seconded by Bruce Gingrich.

Roll Call Vote: Bruce Gingrich – aye, Eric Salines – aye, and Bill Bowler – aye.

Unanimous in favor of voting members.

Mr. Bowler explained that he would write a decision and file it with the Town Clerk within 14 days. Once it was filed with the Town Clerk, Mr. Petersen would receive a copy of that decision and there would be a 20-day appeal period. After the 20 days, Mr. Petersen should obtain a building permit along with a certified copy of the decision from the Town Clerk which he would need to file at the Registry of Deeds.

**MEETING MINUTES**

No changes were needed for the May 4, 2021 minutes.

Motion made by Bruce Gingrich to approve the minutes of the May 4, 2021.

Seconded by Eric Salines.

Roll Call Vote: Bruce Gingrich – aye, and Bill Bowler – aye. Eric Salines abstained from voting as he was not present at the May 4, 2021 meeting.

**UPDATES FROM THE CHAIR:** General Board Discussion regarding any regular business or upcoming applications etc.

Mr. Bowler reported that the State of Emergency expires on June 15, 2021 which meant that the special legislation for zoom meetings would expire as well. The Governor extended zoom meetings for Boards and Committees if they so choose. Mr. Bowler announced that the next ZBA meeting would be in person at Town Hall in July. Mr. Bowler told Members that he would confirm whether the public would be allowed to attend that meeting.

**PUBLIC HEARING:** FOR THE APPLICATION OF AN EXTENSION OR ALTERATION OF A NON-CONFORMING USE. THE PROPERTY IS LOCATED AT 140 ECHO COVE ROAD, ASSESSOR'S MAP 52, LOT 22, OWNERS WILLIAM AND ANN HAUGH. THE APPLICANT IS SEEKING RELIEF FROM ZONING BYLAW SECTION 4.0 DIMENSIONAL & DENISTY REGULATIONS AND REQUESTS APPROVAL TO DEMOLISH AN EXISTING SHED AND CONSTRUCT A 36' X 24' THREE BAY GARAGE.

Mr. Haugh explained that they were seeking approval to build a garage roughly on the footprint of the existing shed. The lot was considered non-conforming because there were more than two structures on the property. The Board agreed to grant permission as long as the structure stayed within 10 feet of the lot line and Mr. Haugh agreed. There was no public comment.

Motion made by Eric Salines to grant the extension or alteration to the non-conforming use with the condition that it be 10 feet or further from the side lot line.

Seconded by Bruce Gingrich.

Roll Call Vote: Bruce Gingrich – aye, Eric Salines – aye, and Bill Bowler – aye.

Unanimous in favor of voting members.

Mr. Bowler explained that he would write a decision within 14 days and file it with the Town Clerk and Mr. Haugh would receive a copy. From the date that it was filed with the Town Clerk, there would be a statutory 20-day appeal period. Once the 20 days had passed, Mr. Haugh would be able to obtain a building permit along with a certified copy of the decision to be filed at the Registry of Deeds.

### **Adjournment**

Motion to adjourn made by David Salines at 7:32 p.m.

Seconded by Bruce Gringrich.

Roll Call Vote: Bruce Gingrich – aye, David Salines – aye, and Bill Bowler – aye.

Unanimous in favor of voting members.

Documents:

1. 947 Highland Street photographs of barn, plot plan and new barn plan
2. Plot plan for 140 Echo Cove Road

Prepared by:

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Ann Schlecht

6/7/2021

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Attest