

**TOWN OF SOMERSET
ZONING BOARD OF APPEALS
JANUARY 2, 2024
6:00pm**

Present	Scott Ecker, Chairman Amos Andrews Larry Dent Kent Wakefield David Haylett, Attorney
Absent	Joe Provencher, Zoning Board Member
Present	Applicant: Todd Sukdolak Gretchen Sukdolak Public Attendance - 9

AREA VARIANCE HEARING

Owner/Applicant Todd Sukdolak

Property Location v/l Huntington Beach Road

Application to consider variances of the Town Code to 1) construct a 1,920 square foot accessory structure (40' X 48') where the maximum square footage of an accessory structure is 900 square feet and 2) to construct said accessory structure 82 feet back from the road right-of-way where a minimum of 100' back from the road right-of-way is required.

Along with the application, the applicant submitted north, south, east, and west elevations along with the plan for the proposed 48'L X 40'W X 14'H pole building, a parcel map, and a job estimate from Country Contracting, Inc. These were all made available for viewing.

The meeting opened at 6:01pm. With a motion from L. Dent, seconded by A. Andrews for the zoning board members to go to executive session, the zoning board members went to the court room for a consultation with Atty. Haylett.

On a motion by L. Dent, seconded by K. Wakefield to end the executive session, the session was closed at 6:11, and at 6:13 the public hearing was opened.

T. Sukdolak opened with an explanation of the pole barn as follows:

- To be used as a storage facility, as well as for old cars and a tractor
- Same color as the house
- Metal roof matches house roof
- Side walls 14', peak 4/12 pitch, height 22'

S. Ecker opened the hearing up to questions from the board members and the public. The following comments were shared, and discussion ensued concerning the following:

- A neighbor questioned the reason for the placement of the pole barn, to which T. Sudolak explained 1) there was already a gravel driveway in place 2) he needed to avoid a drainage pipe on the property 3) there are orchards to the south 4) it would not obstruct vision to the lake
- A neighbor commented that the pole barn is more than double the size that is permitted by the Town Code. He stated that he had to comply with the Town Code and questioned why the applicant should not be expected to do the same
- P. Oliveira and D. Howard each stated his support of the variances
- T. Sukdolak questioned if this project falls under Article 10
He stated that he owns one continuous piece of property and not two separate pieces

With no further discussion, the hearing was closed at 6:35pm.

APPROVAL OF THE MINUTES

On a motion by K. Wakefield, seconded by A. Andrews to approve the Minutes from October 17, 2023, the following resolution was

ADOPTED	Ayes	4	Andrews, Dent, Ecker, Wakefield
	Nays	0	

Resolution: The Minutes from October 17, 2023 were accepted as submitted.

COMMUNICATIONS

There were no communications

OLD BUSINESS

There was no old business

NEW BUSINESS

Re: v/I Huntington Beach Road

Atty Haylett discussed the options for the hearing which would be to approve or deny the variances or table it to the next meeting.

On a motion by L. Dent, seconded by S. Ecker to table the variance decision to February, 2024, the following resolution was

ADOPTED	Ayes	4	Andrews, Dent, Ecker, Wakefield
	Nays	0	

Resolution: Variance decisions for v/I Huntington Beach Road is tabled to the February hearing.

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ADJOURNMENT

There being no further business, K. Wakefield made a motion to adjourn the meeting at 6:40pm, seconded by S. Ecker. Carried unanimously.

Respectfully submitted

Sandra Lewis
Zoning Board Secretary