

**TOWN OF SOMERSET
ZONING BOARD OF APPEALS
SEPTEMBER 5, 2023
6:00pm**

Present	Scott Ecker, Chairman Amos Andrews Larry Dent Kent Wakefield David Haylett, Attorney
Absent	Joseph Provencher, Zoning Board Member
Owner/Applicant	Leigh Wagner
Audience	Fred Leuer Norm Jansen

AREA VARIANCE HEARING

Owner/Applicant Leigh Wagner
Property Location 8437 Lake Road

Application to construct a 24' x 32' detached accessory structure in front of the front principal building line

Along with the application for Variance, the applicant submitted an aerial photo of the location and a hand drawn layout containing the house, porch, sidewalk, and the accessory structure.

The hearing opened at 6:01 pm with L. Wagner explaining the project as follows:

- Placement will be away from creek that floods, 10' from septic, will clear sump pump drain
- Used as a storage garage
- 10' trusses; 12.4' to peak
- 1 garage door; 1 man door in northwest corner
- Two windows facing back
- 28' from shoulder of the road
- Color – almond and gray

With no further discussion, the hearing was closed at 6:08pm.

APPROVAL OF THE MINUTES

On a motion by K. Wakefield, seconded by L. Dent to approve the Minutes from August 1, 2023, the following resolution was

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

Resolution: The Minutes from August 1, 2023 were accepted as submitted.

COMMUNICATIONS

There were no Communications

OLD BUSINESS

There was no Old Business

NEW BUSINESS

Variance decision for 9437 Lake Road

On a motion by A. Andrews, seconded by L. Dent to approve the Variance, the following resolution was

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

Resolution: Variance was granted as set forth in the application, subject to the following conditions:

1. The Variance shall conform to ordinances of the Town of Somerset in all other respects.

2. Any violation of the conditions shall be grounds for revocation of this Variance.

3. The premises shall be kept neat and orderly.

4. Accessory structure shall be no closer than 28' to the right of way of Lake Road as set forth in the application.

ADJOURNMENT

There being no further business, K. Wakefield made a motion to adjourn the meeting at 6:12pm, seconded by L. Dent. Carried unanimously.

Respectfully submitted,

Sandra Lewis
Zoning Board Secretary