

# ZONING BOARD MINUTES

11/19/2024

Meeting called to order at 7:02 pm

ZB members present; Bill Dunn, Jim Newcombe, Robert Roland, Bill Dunn, Andy Lorette, Keenan Blanchard

Also present: Steve and Lucy Ryder, Jeremy Hamilton

Jeremy Hamilton requested a preliminary meeting on behalf of Steve and Lucy Ryder to discuss the proposed plans for the house at 647 Granite Lake Rd that the Ryders just purchased. Jeremy explained they were looking to add 400 sq ft to an already non-conforming structure on a non-conforming lot. They would like to extend the front of the house where the porch stops to square off the structure, adding a garage and some needed square footage. The plans are to demolish, put in a foundation that would raise the building 4' and bring it 10 feet closer to the road setback which is already non-conforming at 63' from the center line. Jeremy explained they would be installing a new septic, well and a deck off the right side of the house, 38 ft from the water, which he explained is somehow grandfathered in because of the age of the house. All the board members except Bill Dunn, were ok with what was presented at this time. Bill said other variance requests around the lake were held to strict standards as all the lots are already non-conforming. Jim Newcombe said most of the houses on Granite Lake Rd are very close to the road and this house is set back further than most. Other board members agreed. Formal plans had not been drawn up at the time of this meeting. It was made clear this was not a formal hearing and board members opinions at this meeting were not binding.

Minutes from the October 2024 meeting were read, approved and signed.

Meeting was adjourned at 7:30 pm

Respectfully submitted:

Karen Castelli, Zoning Board Clerk

Jim Newcombe \_\_\_\_\_

Andy Lorette \_\_\_\_\_

Robert Roland \_\_\_\_\_

Keenan Blanchard \_\_\_\_\_

Bill Dunn \_\_\_\_\_

