

**DRAFT**  
**Zoning Board of Adjustment**  
**Site Walk Minutes**  
**May 11, 2016**

**Site walk minutes - 25 Rantilla Lane and 11 Angier Road - Zoning Board of Adjustment, May 11<sup>th</sup>, 2016**

Present: C.Davis, R. Handy, J. Ernst, C. Yon, G. Wittenborg, S. Silverman, and S. Filipi, Chairman.

**Site Walk on the La Pointe property at 25 Rantilla Lane:** The Board convened at 5 PM on the premises and noted the following:

1. Rantilla Lane from the boundary of the former Bateman, now Harris property, south to the LaPointe driveway is a one-car width unimproved way, culminating in a turn-around on the Dion property.
2. A relatively new fence running from the shoreline to the LaPointe driveway along the S Easterly boundary line was constructed by the Dions to screen a large motorboat belonging to LaPointe.
3. The current building has a long footprint along the shoreline, in most places less than 10' off the waterline, in some places, over the waterline.
4. A large patio runs along the back of the house its whole length and beyond, approximately 60-75' feet in length or so in varying width 8-10' and more with a built in barbeque pit. A stone wall has been built along the patio between it and the driveway. When asked when the wall/patio was built and whether LaPointe had a permit for it, he said that he did not have either a Town permit or a DES permit. He built them about 12 years ago and closed in a breezeway connecting the two buildings. He said that the Board was present to review and consider only his application for construction of a new house on the property in the site shown on the 2012 Graz plan and that everything else was irrelevant. He said further that various Selectmen, Mark Sweeney and others had seen all the work he had done and raised no objections.
5. A question was asked about the quantity of sand on the shoreline. LaPointe did not answer.
6. The presence of a small shed within a few feet of the shoreline was noted.
7. The Board proceeded to review the area of the proposed septic field and the location of the proposed building, which is at a significantly higher grade than the existing house. There were no stakes identifying either feature so the review was approximate.
8. The Board walked the boundary between Harris and LaPointe, noted the location of an old quarry and the piles of quarried granite, as well as the location of a septic tank connected to the existing outdoor bathroom.
9. Site walk adjourned at approximately 5:35 PM and the Board convened at the Angier Road property.

**Site Walk on the Arel property at 11 Angier Road:**

1. The Board convened a site walk at 11 Angier Road at approximately 5:45 and met a gentleman who was unprepared for our visit but permitted us to walk the property.
2. Ernst determined that the location of the proposed addition is 43 and ½ feet off the center line of Angier Road which is flush with the existing structure.
3. Ernst made a similar measure of the set back to Columbia Road and determined that it is 89+ feet.
4. The proposed construction is to be done by the next door neighbor, Mr. Gagnon who was called over to talk to the Board. Sandra Gillis's call went to Mrs. Gagnon who apparently misunderstood the message and did not inform anyone of the site walk plans. There was some confusion on the part of the applicant and the builder as to when the meeting was, which is why neither of them appeared. They were informed that the case has been continued to May 31<sup>st</sup>. The Board adjourned the site walk at 5:57 PM.