

**APPROVED AS WRITTEN**

Town of Fitzwilliam

Zoning Board of Adjustment

Meeting Minutes

Tuesday, April 10, 2018

**Minutes Set 3 of 3 – DeBarge Site Walk**

*Set 1 of 3 – Yensan Site Walk*

*Set 2 of 3 – ZBA Meeting in Town Hall*

**Member's Present:** Steve Filipi, Chairman; Chad Beede; Gretchen Wittenborg, Alternate; Dan Baker, Selectmen's Rep; Bob Handy; Dan Sutton, Alternate seated for Jack Ernst; Carmen Yon, Alternate seated for Cathy Davis;

**Member's Absent:** Cathy Davis; Jack Ernst; Sue Wood, Alternate;

**Other's Present:** Carleen DeBarge;

**CTO:** 7:31 PM

**Site Walk of the DeBarge Property.** 7:31 PM.

The Board reconvened in the driveway and Filipi called the site walk to order.

Filipi measured the front setback from the stone wall to the side of the shed closest to the stone wall. DeBarge explained to the Board members that the shed was on permanent skids. Sutton asked about where the septic tank was located and DeBarge showed the Board that the left-hand side yard of the house was the location of the septic tank. DeBarge explained she hadn't considered moving the shed to the rear of the house because the truck would have had to drive over where the septic tank was located, adding that the ground was very soft. Wittenborg identified the distribution box to the septic tank and Filipi added that the leach field must be to the rear left-side of the house.

The Board began to survey the woods to the right-side of the house. Filipi explained to DeBarge that there was potential space to the right of the house where the shed could be relocated. DeBarge responded that she was concerned about the cost and time commitment for her to remove brush and trees in order to accommodate the shed in the new location. Filipi clarified that DeBarge would not need to remove any trees but would only need to take out some smaller brush to make the area accessible. Filipi explained that because there was an area on the property that made relocation possible, it would be difficult for the Board to approve the variance.

Filipi offered to pass along contact information for someone who would be able to help move the shed for DeBarge. Filipi then measured out the 75 foot setback with Beede and noted for DeBarge where the wall of the shed may meet the 75 foot setback.

Filipi asked if there was any further questions; there was not. The meeting adjourned at 7:43 pm and would continue back at the Town Hall.