

SALISBURY ZONING BOARD OF APPEALS

REGULAR MEETING

OCTOBER 11, 2022 – 5:00 PM

1. Call to Order. The meeting was called to order at 5:03pm.
2. Roll Call & Seating of Alternates. Present: Jeff Lloyd, Stacie Weiner, Roxanne Belter, M.E. Freeman, Lee Greenhouse, Beth Wells (Alternate) and Georgia Petry (Recording Secretary).
3. **Approval of Agenda. So Moved** by S. Weiner, seconded by M.E. Freeman and unanimously **Approved.**
4. **Approval of Minutes of September 13, 2022. So Moved** by S. Weiner, seconded by M.E. Freeman and unanimously **Approved.**
5. Public Comment – None.
6. Halloran Sage Letter (Revised)
M.E. Freeman explained that Halloran Sage would be representing the ZBA in any matters pertaining to them and not any other Town Boards, in conflict. ZBA will be the preferred client; the Town could use the firm for other unrelated matters.

Public Hearing – Opened at 5:06 pm.

7. ZBA #2022-0203 / Zimmerman (Grickis) / 16 Woodland Drive / Request for Variance from 304, 305.1 & 300.2 for an Addition to Single Family Dwelling / Map 35 / Lot 6 / DOR: 10/11/2022
S. Weiner read the Legal Notice. Attorney William Grickis, representing the applicants, indicated that the Zimmerman's were available for any questions. He described the site plan and survey. Setback variance relief is being sought mainly from Section 305.1; he noted that the Inland Wetlands & Watercourses Commission (IWWC) had already granted permit approval. If the ZBA grants a variance, the building could be expanded a bit horizontally, not just vertically. L. Greenhouse asked why this application came to the ZBA; J. Lloyd responded that it was about the front setback issue. He commented that there is minimal encroachment. J. Lloyd noted that there was no one from the public present and there were no further questions from the ZBA.
The Public Hearing was closed at 5:19pm.
Discussion/Consideration: S. Weiner commented that this was a minimal project and was OK with it. R. Belter had no issues. M.E. Freeman indicated that this was a big improvement over the existing use; L. Greenhouse concurred. J. Lloyd pointed out that the septic system was being moved away from the wetlands and that this was a good move for a young family.

A Motion to Grant a Variance for Relief from Sections 304, 305.1 & 300.2 of the Salisbury Zoning Regulations was made by L. Greenhouse, seconded by R. Belter and unanimously **Approved**.

Adjournment. So Moved by S. Weiner, seconded by M.E. Freeman and unanimously **Approved**.

The next meeting is November 22, 2022.