

**TOWN OF HEBRON**  
**ZONING BOARD OF APPEALS**  
**December 7, 2010 – Public Hearing**  
**Town Office Building**

RECEIVED  
2010 DEC 15 P 12:39  
Alison Brown  
HEBRON TOWN CLERK

Members Present: D. Christensen, J. Opocensky, C. Grinnell

Members Absent: C. Murphy, H. Sawicki

Alternates Present: D. Masters, A. Novak

Alternate Absent: N. Thorspecken

Staff Present: M. O'Leary, Town Planner

Guests: D. Burr, M. Burr

The public hearing was called to order at 7:30 p.m.

D. Christensen seated D. Masters for C. Murphy and A. Novak for H. Sawicki.


Petition 2010-5 Request of David W. Burr for a variance to Section 6.1 of the Hebron Zoning Regulations to construct a shed roof on the side of the house and attach to the garage approximately 14 feet from the side property line where a 20 foot setback is required by the regulations. premise located at 32 London Road (Assessor's Map #47, Lot #48.2 & 48), R-1 District: D. Burr stated that in the back of his house near the bulk head doors to the cellar there is an area next to the garage that they use to store wood. They would like to put a shed roof between the existing house and the garage in order. D. Burr noted that because of the placement of the house, the wetlands buffer goes through the center of his house. D. Burr indicated that this roof will go only passed the people door of the garage just enough to keep the rain and snow out of this area. This will just be a framed roof with some shingles and a gutter. There will be no sides.

Anthony Novak questioned if this would be seen from the road. D. Burr stated that this will not be seen at all from the road.

M. O'Leary stated that there have been no letters either way from neighbors.

The public hearing on Petition 2010-5 closed at 7:40 p.m.

The public hearing adjourned at 7:40 p.m.

  
*Tricia Schiavi*  
Tricia Schiavi  
Board Clerk

**TOWN OF HEBRON**  
**ZONING BOARD OF APPEALS**  
**December 7, 2010 – Regular Meeting**  
**Town Office Building**

RECEIVED

2010 DEC 15 12:39  
*Carle Pomyorny*  
HEBRON TOWN CLERK

Members Present: D. Christensen, J. Opocensky, C. Grinnell

Members Absent: C. Murphy, H. Sawicki

Alternates Present: D. Masters, A. Novak

Alternate Absent: N. Thorspecken

Staff Present: M. O'Leary, Town Planner

Guests: D. Burr, M. Burr

The meeting was called to order at 7:40 p.m.

D. Christensen seated D. Masters for C. Murphy and A. Novak for H. Sawicki.

Approval of Minutes – August 17, 2010: It was noted on Page 1 of the Public Hearing, 2<sup>nd</sup> paragraph, first sentence should read as follows: "C. Murphy questioned if the subject house being within the setback is specific to the subject house or the neighborhood."

D. Masters moved and J. Opocensky seconded a motion to approve the minutes of August 17, 2010 Public Hearing and Regular Meeting as amended. The motion passed with D. Christensen abstaining.

Action on Pending Applications:

Petition 2010-5 Request of David W. Burr for a variance to Section 6.1 of the Hebron Zoning Regulations to construct a shed roof on the side of the house and attach to the garage approximately 14 feet from the side property line where a 20 foot setback is required by the regulations, premise located at 32 London Road (Assessor's Map #47, Lot #48.2 & 48), R-1 District: The Board went over the hardships involved. J. Opocensky stated that it appears that where the house is located putting a roof over that area will help. D. Masters noted that he did not see any reason this cannot be deemed a hardship with the proximity to the borderline and the wetlands.

J. Opocensky moved and D. Masters seconded a motion to grant the variance to David W. Burr to construct a shed roof on the side of the house and attach to the garage approximately 14 feet from the side property line where a 20 foot setback is required at 32 London Road. The motion passed unanimously.

Other Pertinent Business:

ZBA 2011 Meeting Schedule: M. O'Leary noted that he did not see any conflicts with holidays. The Board agreed to keep their meetings on the first Tuesday of the month at 7:30 p.m. (see attached).

ZBA Annual Report 2009-2010: The Board reviewed the draft annual report prepared by M. O'Leary and made no changes.

The meeting adjourned at 7:55 p.m.



Tricia Schiavi  
Board Clerk

