

APPROVED
JOINT TOWN/VILLAGE OF CLAYTON
ZONING BOARD OF APPEALS
August 15th, 2016

The meeting opened at 7:01 PM with the following members present: Chairman Jim Kenney, Lori Arnot, Kenneth Knapp, Dale MacLaughlin, and Mike Ingerson.

Also Present: Zoning Officer Richard Ingerson, Assistant Zoning Officer Kimberli Johnston, and Recording Clerk Amanda Shane

Townspople Present: Bonnie Byrne, Murray Byrne, Matthew Turcotte, Amy Turcotte, and Donna Patchen

At 7:01 PM **MOTION** made by Kenneth Knapp, 2nd by Mike Ingerson to approve the July 2016 meeting minutes as presented. Motion carried.

7:02 PM—Village—Matthew Turcotte, 605 Old State Rd, Clayton, Tax Map #20.71-1-2.22, in the Business District. Area variance application.

Matthew Turcotte is requesting an area variance application to make a sign larger than is permitted. The max size allowed in the village is 18 square feet. Turcotte is requesting a 4'x8' sign because it will be located approximately 300' from the road. There will be 2 storage buildings on the property and the sign is proposed to be at the entrance. The sign will be double sided with a max height of 8' and the only signage for the property. The Board discussed alternate locations, sizes, and the need to uphold zoning laws for the size of signage.

At 7:19 PM Chairman Kenney conducted the Finding of Fact.

At 7:20 PM **MOTION** made by Dale MacLaughlin, 2nd by Lori Arnot to declare a Type II Action. Motion carried. At 7:20 PM **MOTION** made by Lori Arnot, 2nd by Mike Ingerson to close the public hearing. Motion carried.

At 7:36 PM a motion was made by Dale MacLaughlin, 2nd by Jim Kenney to deny the application. At 7:41 PM Dale MacLaughlin retracted the motion.

There was a discussion regarding reducing the size of the sign rather than reject the application. The board agreed to reduce the sign to 4'x6'.

At 7:41 PM **MOTION** made by Dale MacLaughlin, 2nd by Lori Arnot to approve the amended application to a 4'x6' sign. Motion carried.

Aye: MacLaughlin, Kenney, Arnot, Knapp, and Ingerson.

Nay: none

Abstain: none

Absent: none

7:45 PM—Village—Murray and Bonnie Byrne, 144 State Street, Clayton, Tax Map #20.47-5-22, in the Marine-Development District. Area Variance Application.

The applicant would like to make the front of their home more accessible. They would like to extend the front of their home to create more of a porch with less steps. The structure will be 12'6" from the property line to the overhang. The applicant is requesting a 17'6" south yard setback. No letters were submitted from neighbors.

At 7:53 PM **MOTION** made by Dale MacLaughlin, 2nd by Kenneth Knapp to declare a Type II Action. Motion carried. At 7:53 PM **MOTION** made by Lori Arnot, 2nd by Dale MacLaughlin to close the public hearing. Motion carried. At 7:54 PM Chairman Kenney conducted the Finding of Fact.

At 8:04 PM **MOTION** made by Dale MacLaughlin, 2nd by Lori Arnot to approve the application as submitted. Motion carried.

Aye: MacLaughlin, Kenney, Arnot, Knapp, and Ingerson.

Nay: none

Abstain: none

Absent: none

At 8:10 PM **MOTION** made by Kenneth Knapp, 2nd by Dale MacLaughlin to adjourn the meeting. Motion carried.

*Respectfully Submitted,
Amanda Shane, Recording Clerk*