

**Stevensville Board of Adjustment Public Hearing & Meeting Minutes**

**for THURSDAY, SEPTEMBER 16, 2021, 6:30 PM**

1. Call to Order and Roll Call

Mayor Dewey called the meeting to order, Councilmembers Allen, Ludington and Wandler were all present.

Councilmember Devlin: I am recusing myself this evening.

2. Discussion on the Following Items

a. Public Hearing/Discussion/Decision: Petition for Variance at 208 Mission Street, adjusting the side lot line setback

Mayor Dewey: introduced the public hearing to the council and the public. Referred to the variance packet that was provided in the packet. The property owners are in attendance this evening. Requesting setbacks from seven feet to five feet. Is there anything that the applicant would like to state before opening the floor to public comment.

Ms. Devlin: introduced her contractor to the council. He is available to explain the project and answer questions.

Contractor: I have been working with Brandon (the landowner) on how to work with this property. So, we are asking for a variance to build on this property.

Mayor Dewey: opened the hearing to the public for public comment.

**PUBLIC COMMENT**

Carolyn Mickens: 211 Buck Street. I think that it is a fantastic idea. I know how that was built; it will be a great improvement.

Chief Motley: gave public comment on the lot line setbacks and why we have them. The reason for the lot line setbacks is for allowing access between neighbors, safety reasons. I think that it is a great idea to build a new home on that lot. If you look at where things are located on that lot, we need to look at the future. 2 feet does not seem like a big deal, but in a collapse zone we have reduced that space.

Mayor Dewey: hearing no other public comment we will close the public hearing and give the board of adjustment time to review the proposal.

Councilmember Ludington: Carolyn is this in your back yard?

Carolyn: yes. By my outbuildings.

Mayor Dewey: how tall is this structure at its tallest point?

Contractor: it is approximately 15 or 16 feet.

Sydney Allen: that is single story, with no dormers.

Contractor: correct.

Mayor Dewey: to the fire chiefs point on collapse zones, generally we consider a collapse zone one and a half times the height of the building. Even if the set back was not changed you would still be to close. The lot next door appears to be vacant.

Councilmember Ludington: my understanding was about access not as much on the collapse zone. I have looked at this and at this time the lot to the north is empty and the lot to the south is in a back yard. At this time there is not a roof line to roof line, today. At this point it does not look like it is currently an issue.

Mayor Dewey: any other discussion from the board? Is the board inclined to put forth a motion this evening?

Ms. Devlin: behind the house there is access from Buck Street to this property you could drive straight through the other properties to get access.

Mayor Dewey: I am going to just state that from my experience with the fire service there is no way you could drive a fire fighter apparatus on someone's lawn.

Councilmember Allen: I will make a motion to approve.

Councilmember Wandler: 2<sup>nd</sup>.

Mayor Dewey: it has been moved by Ms. Allen and 2<sup>nd</sup> by Ms. Wandler.

Councilmember Ludington: 2 ½ on each side.

Mayor Dewey: is there further discussion from the board? Public comment? We will call for the vote, Ms. Berthoud.

Councilmember Allen: aye.

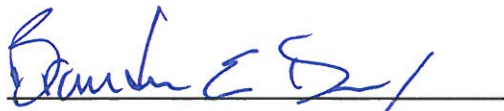
Councilmember Ludington: aye.

Councilmember Wandler: aye.


Mayor Dewey: I vote aye, the motion passes. We will draw up the paperwork.

### 3. Adjournment

**APPROVE:**

  
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Brandon E. Dewey, Mayor

**ATTEST:**

  
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Jenelle S. Berthoud, Town Clerk