

owner of this 26.74 acre parcel which was one parcel. Mr. Perryman stated Hill Street is the only access to Lots 1 through 4 located directly on Hill Street and it was apparent Hill Street was intended to be the sole access and right-of-way.

Vice-Chairman Mirczak stated he understands Mr. Perryman's contention but this Board is bound by the regulations of the Ordinance. Mr. Perryman stated at the time of purchase, he had spoken with Board Member Dreyer who had discussed the possibility of future subdivisions. Board Member Dreyer stated a subdivision was possible if Mr. Perryman obtained an area variance of 30 feet for the road frontage requirement. Vice-Chairman Mirczak stated the zoning districts had changed in that area and previously 150 feet road frontage was required but the requirement is now 300 feet which would make further subdivisions impossible since Mr. Perryman's parcel has only 270 feet of road frontage. Vice-Chairman Mirczak stated that while this Board cannot speak for the Zoning Board of Appeals, it does not appear a subdivision can be accomplished. Mr. Perryman stated he would agree to conditions that would limit this parcel from ever being further subdivided and he is not asking the Board to break the law because the road exists.

Board Member Traeger stated there are lots on Hill Street that would not be buildable because of this requirement. Vice-Chairman Mirczak corrected Board Member Traeger stating these lots are pre-existing, non-conforming and this Board could not advise him Mr. Perryman how to proceed from this point. Vice-Chairman Mirczak referred to the Zoning Board minutes and application and verified the 300 foot road frontage requirement and that it was located in Residential Low Density district. Board Member Dreyer stated this requirement had changed since the purchase of this parcel by the Perrymans.

New Business

LYONS, Barry – Tax Map #32.19-1-14

McCRAVY, Stephen – Tax Map #32.29-1-15

PB07-05BLA

Mr. Lyons had appeared before the Board last month and as required, was now under contract to purchase the parcel which he wishes to obtain a boundary line adjustment. He stated he and Mr. McCray will continue to share a driveway, that he will build a house on one lot and the existing house will remain on the other lot (map presented to the Board indicating the same). Vice-Chairman Mirczak stated these are currently pre-existing, non-conforming 35,000 square feet and 41,000 square feet lots neither of which met the currently required 60,000 square foot

requirement because they were created prior to the Zoning Ordinance. He further stated these are buildable lots and the change of the boundary line would bring them closer to compliance by adding road frontage to one parcel where no road frontage exists with each having 100 feet of road frontage. Vice-Chairman Mirczak stated no public hearing would be required but this Board would require a formal survey.

Motion by Jack Vaillancourt, seconded by Board Member Dreyer finding this would be a boundary line adjustment on the Lyons/McCray parcels. Ayes: Ted Mirczak, Dick Traeger, Jack Vaillancourt, Charles Dreyer. Carried 4-0.

Correspondence None.

Secretary's Report None.

Public Participation None.

Motion by Charles Dreyer, seconded by Board Member Traeger to adjourn the meeting at 7:50 p.m. Ayes: Ted Mirczak, Dick Traeger, Jack Vaillancourt, Charles Dreyer. Carried 4-0.

Respectfully submitted,

Diane R. Byrne
Secretary