

ZBA Meeting
August 14, 2018
Page 1 of 2

A regular meeting of the Richfield Zoning Board of Appeals was held on August 14, 2018 at the Richfield Town Hall. The meeting was called to order by Chairman Tim Cantwell at 7:32 pm.

Board Members present were: Tim Cantwell, Tom Richvalsky, Bill Berberick, and Marjorie Walters. Board Member Joel Sawicki was absent.

Motion by Walters to approve July 10, 2018 minutes, second by Richvalsky. All members in favor.

Old Business

Chairman Cantwell informed the Board that after speaking with the Land Use Office, deWalt resubmitted the design for Linda Nilsen's variance application for property 2335 Co Hwy 22 Tax map ID 38.12-1-14.00. deWalt had initially declined a public hearing, however after resubmitting his plans, asked for the public hearing to be scheduled.

Cantwell opened the public hearing at 7:35 pm. Land Use Office Margaret Woodrow informed the Board that all setbacks will now be met; however an area variance is needed. Woodrow did not have any issues with the updated design. The old structure was non-conforming on the side setback. The new structure will be more conforming with all setbacks met.

Motion by Berberick to grant an area variance, second by Walters. All members in favor.

The public hearing was closed at 7:38.

New Business

Ed Bello of Ed Bello Electric submitted a variance application for property 106 Hillside Drive Ext. Tax Map ID 38.08-1-9.32. Owner on record Thomas Wilson and Kristin Koehler. Bello submitted plans for a new garage. The lot size is conforming; however one side setback is less than 10 feet.

Richvalsky informed Mr. Bello that with new construction all codes need to be met.

A public hearing will be scheduled for September 11, 2018 at 7:30 pm.

ZBA Meeting
August 14, 2018
Page 2 of 2

Carol Frigault of the Zoning Commission presented the board with copies of the Draft Zoning Ordinance. Margaret Woodrow objected to Frigault presenting the draft to the board. Woodrow stated that the ZBA is a judicial board and cannot go over administrative matters. Chairman Cantwell asked Frigault to proceed with her presentation. Frigault went over how the document will work and how it will be applied to the ZBA.

Larry Frigault contacted an attorney during the meeting to confirm it was acceptable for the ZBA to look over the draft. He was advised that all boards are allowed to go over administrative duties.

Motion to adjure at 8:58 by Berberick, second by Richvalsky. All members in favor.

Maggie Young, Clerk