TOWN OF NORTH HARMONY
ZONING BOARD OF APPEALS
WEDNESDAY, 10/26/11 7:30 PM

ZONING BOARD MEMBERS PRESENT: **Greg Michalak** **Helen Emick (alt.)**
Roger Vaillancourt **Louise Ortman**
Dick Barton **Dan Thomas (alt.)**
Paul Silzle
Brad Lawson, Zoning CEO

Others Present: **William Tucker**

Mr. Michalak served as chairman in the absence of Mr. Levesque. Mrs. Thomas swore in all who expressed intent to speak.

1. William A. Tucker requesting a Special Permit to construct an 8' tall fence at property located on Lots 36 & 38 Mason Street, Specifically Section 332.20-1-80 & 332.20-1-81, which does not comply with Zoning Code Section 618.

Mr. Michalak asked Mr. Tucker what his plans are. Mr. Tucker said that National Grid has recently cleared out a large thick stand of trees and completed a drainage project on their ROW adjacent to his property. He said the removal of the trees has taken the barrier between his property and Lakeside Camp Grounds. He said he would like to put up a privacy fence.

Mrs. Emick asked if campers are located 70' and 30' from his two cottages. He said yes. Mr. Michalak asked how far the fence would be from the property line. Mr. Tucker said he currently has a section of privacy fence that is 25' long and 6' high. He said he would like to extend the fence an additional 75' with the fence at 6' and adding a 2' lattice at the top for a total of 8'. He said the fence would be constructed of pressure treated lumber. Mr. Lawson said he would be contacting Mr. Kanouff about a buffer zone for the camp.

Mr. Michalak motioned to grant a Special Permit to William A. Tucker to construct an 8' tall privacy fence and to extend the height of the existing 25' long 6' tall fence to 8', at property located on Lots 36 & 38 Mason Street, Specifically Section 332.20-1-80 & 332.20-1-81, which does not comply with Zoning Code Section 618. Mrs. Ortman seconded and the motion was carried unanimously.

Nancy Thomas
Town Clerk'