

**Ashland Zoning Board of Adjustment
Site Walk of James and Susan DeGrace Property
Friday, April 19, 2024**

Charlie Bozzello called the ZBA meeting to order at 11:05 AM.

MEMBERS PRESENT: Charlie Bozzello, Chair
Mardean Badger
Tim Peters

OTHERS PRESENT: Bob
Susan DeGrace, property owner
Devon Thibeault, Building inspector/Code Enforcement Officer

James and Susan DeGrace, owners of a property at TML 106-003 on River Street came before the Zoning Board of Adjustment for a variance to take down an existing shed on the property and replace it with a two-car garage. The garage will be connected to the existing house by an enclosed breezeway. The ZBA Board conducted a Site Walk of the property to see where the proposed garage would be constructed as well as any other issues about the property that may be relevant to the continued discussion of the variance. The ZBA made the following observations:

- The existing shed would be taken down as part of the proposed project
- The hydrant is on the adjacent property. It may well be located on town property
- The area where the shed existed would become green space; details should be provided
- There would be an enclosed breezeway constructed between the proposed garage and the existing residence
- The current elevation would be brought up as part of the proposal
- The owners would like to create a retaining wall at the shoreline of the property at the edge of the river. The retaining wall would be constructed from pea stone
- The proposed garage would measure 28' x 24' and the location was staked out
- The proposed garage would be constructed at least 25+ feet from the existing side boundary
- The depth of the garage would not be seen from the road. The height and width would be seen from the road
- Two vehicles and lawn equipment would be kept in the garage and second floor would storage
- The proposed garage would rise to the level of the second-floor dormers, but the peak of the roof of the residence would be seen above the roof line of the garage
- Some leveling of the land can be done but the land will never be completely level
- Devon Thibeault, Building Inspector and Flood Plain Inspector said that he doesn't see any issues with the building codes or flood plain regulations
- The raised area of the property is not in the flood plain
- It was recommended that the property owners deal with the drainage issues with DES

ADJOURNMENT

Charlie Bozzello made a motion to adjourn. The motion was seconded. The motion passed unanimously. The meeting adjourned at 11:30 AM. The next ZBA meeting will be Thursday, May 9, 2024 at 6:30 PM at 6 Collins Street.

Minutes submitted by Paula Hancock