

TOWN OF NEWPORT ZONING BOARD MEETING OCTOBER 24, 2024 AT 5:30PM AT THE TOWN CLERK'S OFFICE

Present: Glenn Foster, Bruce Sargent, Ernest Choquette, Ron Merrill, Ed Champine, Oscar Roberts, Ken Kalinowski

Glenn Foster called the meeting to order at 5:30PM and stated the meeting was being recorded. The hearing was to consider the application of Ken and Kimberly Kalinowski, parcel ID#SA02017 location 293 Beaver Cove. This hearing is to consider the replacement of a home and new garage.

Glenn asked the applicant to tell the board what he would like to build. Ken stated they bought the property in 2000-2001 for use as a camp. They decided to retire to Vermont from Massachusetts. The original plan was to re-model the old camp, but it turned out to be in poor shape, so the decision was made to tear it down and build a new home and a new garage. The house and garage will not meet the required set back to the Brillion property to the south. Ken stated that the house will be no larger than the 25% increase of the camp that was torn down allowed by the bylaws. The garage will be a completely new building. There was no garage on the property. The board decided that the house meets the criteria set forth in section 404 of the Newport Town Zoning Regulations, #1. The new house will not exceed 25% of the size of the old camp and simply replaces the old camp. The board then decided that the garage will need a variance because it is a completely new building. A variance will be needed because it does not meet the required 25' setback. The garage will be build attached to the house and will be 28' X 28'.

Glenn asked if the garage could be built closer to the Larivee property. Ken stated if the garage was moved closer it would be hard to get in and out of it, and any guests parked in the driveway would be intruding on the Larivee property.

The board then went over the criteria for a variance in Section 505.1 of the Newport Town Zoning Regulations:

1. Very narrow lot, a useable garage cannot be built to meet the 25' setback requirement.
2. The board decided the garage is a reasonable use of the property.
3. The hardship was not created by the applicants.
4. The variance if granted will not change the character of the area or impair the use of adjacent properties.
5. The garage will be built with the most setbacks that allows for reasonable use.

Ron Merrill made the motion to approve the variance, seconded by Ed Champine. The board then voted to approve the variance for the new garage.

There was no other business. Bruce Sargent moved to adjourn the meeting. The meeting was adjourned at 5:55PM.