

GERMANTOWN ZBA
DRAFT MINUTES
APRIL 18, 2024

The meeting was held at the Town Hall with the following members in attendance: Chairwoman Teresa Repko, Joe Guida, Rachel Levine and Bill Shannon. Member AmyJo Davison attended via zoom audio/video conferencing.

The meeting was opened at 7:00pm.

Pledge of Allegiance.

The draft minutes of March 21, 2024 were reviewed and on a motion by Rachel, seconded by Bill, with all in favor and none opposed were accepted as written.

Public Hearing:

Nancy Lundy returned before the board for an Area Variance to build a deck on her home requesting a 17-foot rear setback where regulations require a 20-foot rear setback, located at 190 Main Street. The deck will be a 10-foot screened in area and final plans are being drafted for review with the building inspector.

A motion to open the Public Hearing was made by Rachel, seconded by AmyJo, with all in favor and none opposed.

No comments are received from the zoom video/audio conference.

Joan Macauley: neighbor who has property that abuts the property of applicant asked to view any drawings that are presented and for an explanation of specs. She stated that she is opposed to the request for setbacks and is trying to protect her property.

Members of the board discussed the orientation of the property with the owner who is opposed and the following was discussed:

- Her access to her property is Main Street
- Deck to be constructed will not be seen from her home

A site visit is requested by a member of the board, but by majority of 4-1 decline, no site visits will be conducted.

On a motion by AmyJo, and seconded by Joe, with all in favor and none opposed, the Public Hearing was closed.

The board proceeded their review of Section 11 Subsection D and determined that no undesirable change will be produced in the character of the neighborhood or detriment to nearby properties will be created by the granting of the Area Variance, and with a 5-0 vote approved the application.

There is no new or other business discussed.

On a motion by Rachel, seconded by Bill, with all in favor and none opposed the meeting was closed at 7:30pm.

Jami L. DelPozzo
Planning and Zoning Secretary

