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ZONING BOARD OF ADJUSTMENT

Minutes of Public Hearing

Tuesday, August 4, 2026

Members Present: Curtis Mooney (Chair); David Hardy (Vice Chair); Alison York (Member) Jim Van Schaick (Member); George Nedder (Alternate); and Carol Bears (Clerk)

Members Absent: Roger LaFontaine (Member) Mark Coulson (Alternate);

Others Attending: Alan Barnard; Amy & Bob Gilchrist, Peter Johnson for Ruzicka's

Time Convened: 6:00 p.m. **Time Adjourned**: 7:02 p.m. **Next Meeting**: September 8, 2026

Agenda:

1. Discuss and approve minutes of prior meetings and other administrative matters.
2. Hear the application for a Variance under Article IV, Section H-1 of the Hebron Zoning Ordinance by Robert J. & Amy Gilchrist to jack up the existing house and build a 6'X12' addition (72 sq. ft) all located within the 25' side setback on the property located at 195 West Shore Road (Tax Map 18A, Lot 10).
3. Hear the application for a Variance under Article IV, Section H-1of the Hebron Zoning ordinance by Dana & Karen Ruzicka to build a free standing shed 24'x14'x12' with underground power for power and lighting will be constructed between the home and the property private drive within the 25' setback.
4. Any other business that may come before the Board.

Call to Order:

Curtis Mooney called the meeting to order at 6:00 PM. George Nedder will take over for Roger LaFontaine for the purpose of voting

Minutes and Other Administrative Matters:

The minutes of the July 7, 2026 meeting were reviewed, Jim Van Schaick had one change in the spelling of his name. A motion was made by David Hardy and seconded by Alison York to approve the minutes with one minor change to the spelling of Jim's name. George Nedder recused himself from the vote, and the vote was in the affirmative. At this point George Nedder recused himself from voting as a member of the Zoning Board since he is an abutter of the first case.

Application for Variance:

Case #311

Curtis Mooney opened the hearing on the application for Robert J & Amy Gilchrist. He asked the applicants if they were OK with only having a four-member board hear their case. They replied in the affirmative. The Clerk indicated that the abutters were notified, fees were paid and the application filled out. Alison York made a motion to accept the application as complete and the motion was seconded by David Hardy, and the vote was in the affirmative. Alan Barnard (representative of the Gilchrist's) went over the proposed changes for the property. The requested addition is 72 sq ft. And a new bay window bumped out in the bedroom will be 6'X8'. The house will be lifted, and a new foundation will be installed. The current shared driveway will be relocated, and a new septic system will be installed. They are planning on using the property more after they retire.

Carol noted there were two emails of support for the project from the direct abutters.

The five criteria were discussed and voted on.

- The variance is not contrary to public interest as the addition will be within the existing less than 25' set back of the existing structure on the property. Abutters providing email acknowledgement of the plans to install the addition had no objections or concerns.
- The spirit of the ordinance is observed as the proposed addition will be within the existing building's current less than 25 feet set back from the property line. The proposed addition will provide benefit to the applicant without harming neighboring properties. Substantial justice is done as the addition will square off the house, adding some space to the bedroom giving them more room. The proposed addition will provide benefit to the applicant without harming neighboring properties.

- The values of surrounding properties are not diminished since the improvements to the structure will bring it up to date with other homes within the neighborhood.
- Literal enforcement of the provisions of the ordinance would result in unnecessary hardship to the applicant as there is no other practical location for the addition.

A motion was made by David Hardy to accept the application as presented and the motion was seconded by Jim Van Schaick. The vote was in the affirmative with four voting in favor and George Nedder had recused himself as he was an abutter.

Curtis Mooney reminded the applicant that the public had thirty days to appeal the decision so any work within this timeframe was at the owner's risk.

Case #312

Curtis Mooney opened the hearing on the application for a variance for Dana & Karen Ruzicka. Peter Johnson from Cobb Hill Construction was representing Ruzicka's. The Ruzicka's would like to build a 24'x14'x12' shed on their property located at 75 Skyline Drive (Tax Map 18 Lot 30-24). This shed would be located within the setback of the road.

The application was reviewed for completeness, and it was determined that all the abutters had not been notified as the property is in the Hebron Country Estates Condominium (HCEC) and the association was not notified of the variance application. A motion was made to deny the application as complete as the HCEC was not notified by George Nedder and seconded by Jim Van Schaick. The vote was in the affirmative with everyone voting in favor.

Curtis informed the applicant that the Board will continue this case to the next ZBA meeting so the HCEC could be notified. He asked the applicant if it would be OK to have an informal non-binding discussion of the proposal to better understand logistics. Peter Johnson agreed. An informal non-binding discussion followed. Alan Barnard (surveyor) gave a brief history of this phase of Hebron Country Estates. Alan mentioned the requirement to submit as-built drawings when new construction had been completed and turned into the Town of Hebron. Questions were asked regarding the existing condition and layout of the road that the proposed shed will be within the setback. Mr. Johnson provided a map and pointed to the location. The variance hearing will be continued until September 8, 2026, so that the Association can be notified.

Other Business:

The Zoning Board Rules of Procedure require a vote to change the time of the meetings. A motion was by George Nedder and seconded by Jim Van Schaick to change the time from 7:00 PM to 6:00 PM and the vote was in the affirmative. This change will require another vote at the next meeting.

Adjournment:

There being no other business, Alison York made a motion, seconded by George Nedder, to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 7:02 P.M.

Respectfully submitted,

Carol Bears, Clerk