

ZONING BOARD OF ADJUSTMENT
April 4, 2019

Wendy called the meeting to order at 7:05 p.m.

Attendance: Wendy Juchnevics-Freeman, Walker Farry, David Lage, Stan Long, Debbie Deaton

Prime Roofing Submission:

Wendy announced the Special Exception Submission for Prime Roofing, Map 11/96, Turnpike Road under Article VI, Section C. Kirk Stenerson stated the special exception was a request for commercial use in a rural zone and distributed his application and plans to the Board. Mr. Stenerson stated he does not have a septic plan as of yet. He also mentioned he has submitted the abutters list. David and Wendy verified the abutters. Wendy asked if a check was prepared for the certified abutter letters and ZBA fees. Mr. Stenerson gave Debbie a check in the amount of \$ 203.40.

Walker made a motion to accept the application for a special exception. David seconded the motion and it passed unanimously. The Public Hearing was scheduled for May 2, 2019 at 7:00 p.m.

Wendy informed Mr. Stenerson that he is responsible for presenting the application and why Prime Roofing meets the five criteria for a special exception. David asked if there were any drawings with elevations and Mr. Stenerson answered that he did.

Suvi Hills Public Hearing:

Suvi stated that she would be licensed for six children, Monday through Friday from 7a.m. to 5 p.m. Wendy asked if there is a designated area in her home for the daycare. Suvi answered that the daycare would be integrated into her family life. There was some discussion regarding the location of parking for individuals dropping off and picking up children. Walker brought up the property on Google Earth which showed there is plenty of parking, a large backyard for children to play, a wooded buffer between abutters and would not adversely affect the neighbors.

The Board reviewed the five criteria as follows:

1. The daycare will be inside the home and backyard. There is adequate parking and a slow speed limit in the neighborhood.
2. The daycare will not adversely affect the adjacent areas for the same reasons.
3. There will be no nuisance or hazard to vehicles or pedestrians because it would add a very minimal traffic flow due to the fact the parents will be dropping off and picking up children at different times.
4. The home is an appropriate facility to operate a home daycare. It is a safe environment and neighborhood. Septic should not be affected because the children will be in diapers.
5. If approved, Suvi will comply with Town recommendations.

Stan made a motion to close the Public Hearing for deliberations. David seconded the motion and it passed unanimously. The Board reviewed the criteria and application. David made a motion to approve the application for approval of a home family daycare with the following conditions:

1. Hours not to exceed 7 a.m. to 6 p.m., Monday through Friday
2. All conditions of State approval met
3. Maximum six child limit
4. No sign posted

Stan stated it is important to consider some kind of fenced in area in the backyard. David said not to make it a condition and assumes the state will require a fenced area.

Wendy restated the conditions and the motion was unanimously approved.

Navian Development Submission:

Ed Rogers submitted an application for a special exception from Article VI, Section C1 and Article IV, Section C6 to construct and own a six unit multi-family residential building at 221 Poor Farm Road, Map 8/13. He stated that the existing structure is a "tear down". Ed also submitted a recent survey that states the property is 7.5 acres. The wetlands have been delineated with setbacks. They are not requesting any dimensional relief. Ed will prepare a Slopes Exhibit showing under 15%, 15%-25%, 25% and up. The Exhibit will also show wetlands.

The abutter list was reviewed by the Board and a check in the amount of \$188.20 from Navian Construction and a check from Rogers Engineering in the amount of \$24.60.

David made a motion to accept the application. The motion was seconded by Stan and passed unanimously.

Wendy set the Public Hearing for May 2, 2019 at 8:00 p.m.

Wendy would like to schedule a site visit. The Board wasn't available for a date certain group visit, Ed authorized the Board to make site visits individually, at their leisure.

While reviewing the Zoning Ordinance in reference to steep slopes for the application, an error in Section X, Section A:1, Page 14 was discovered. The paragraph should state "...contains no wetlands or surface waters and has no slopes greater than 15%". The amendment was done in March 2007 and was typed in the Ordinance incorrectly. The current page states 1%. Debbie took an action to correct the error.

March 7, 2019 Minutes:

Walker made a motion to approve the minutes as written. It was seconded by David and passed unanimously.

Elections:

Walker made a motion to re-elect Wendy as Chairperson, Stan seconded the motion and it passed unanimously. David made a motion to elect Walker as Vice Chair, Wendy seconded the motion and it passed unanimously.

Wendy made a motion to adjourn at 8:30 and it passed unanimously.

Respectfully submitted,

Debbie Deaton
Land Use Clerk