

ZONING BOARD OF ADJUSTMENT

June 6, 2019

PRESENT: Wendy Juchnevics-Freeman, Chairman, Walker Farrey, Vice Chairman, Lori Rautiola

ABSENT: David Lage, Stan Long

The meeting was called to order at the Town Office at 7:00 p.m.

7:00 - Sue Evon, 116 Ashby Road, Map 8/76- Submission of a special exception application: Mrs. Sue Evon owns lot 8/76 and has operated Sleeping Monk Farm on her property since 1998. Mrs. Evon stated she received a letter in the mail from the Board of Selectmen which stated she was in violation of the Zoning Ordinance and in order to continue the use of the farm she would need to apply for a special exception from the Zoning Board of Adjustment. She stated Sleeping Monk farm is a working farm and considers it to be an agricultural use which is a permitted. There was discussion on whether or not the applicant had a retail shop. Mrs. Evon gave a brief description of what the farm consists of and stated it is not a retail shop, adding she uses her family room to display some of the items made from alpaca fibers.

Wendy noted if the shop was considered a small retail shop a special exception would be needed. Wendy explained the applicant since a letter from the Board of Selectmen has been sent, there are three options: to ask the Board of Selectmen to rescind the letter, to make an appeal of administrative decision, or apply for a special exception. Mrs. Evon stated she would like to appeal the decision and was planning on doing so at this meeting. There was discussion on the process of appealing the decision or if a decision was even made by the Select board.

Lori found the letters that were sent to Mrs. Evon, the first letter was dated March 11, 2019 and the second dated April 10, 2019. It was noted the thirty days from the dated letter had past. Mrs. Evon stated she was not told she had thirty days to appeal the decision. The applicant continued stating the farm is an agricultural use and should not require a special exception. Wendy noted the applicant could request to go before the Board of Selectmen or submit an application for a special exception tonight. Mrs. Evon responded she was very unhappy with the decision and was hoping to get an answer from the Chairman of the Select board tonight.

Mrs. Evon stated she would like to know if the violation was the Select board's decision or one Selectman's decision. Wendy noted it should be in the Board of Selectmen's minutes. Mrs. Evon continued stating she would like to go before the Select board to make sure they understand what the business is about before paying any fees. Wendy sympathized with the applicant and stated the applicant had a good case as it is an agricultural use which is allowed, adding there is no gift shop or store, just the use of a family room which displays some products. Walker agreed with Wendy and stated the Zoning Board does not have the power to rescind the letter. Lori will assist Mrs. Evon in getting on the agenda with the Selectmen in a timely manner.

7:00 p.m. – Prime Roofing Corp., Map 11/96, Turnpike Rd. –Public hearing for a special exception: Mr. Tyler Seppala, Vice President of Prime Roofing submitted a letter to the Board asking for a continuation of the public hearing. The Board agreed and scheduled the public hearing for August 1, 2019 at 7 pm.

The minutes of the May 2, 2019 meeting were reviewed. Wendy made a motion to approve the minutes as written. Walker seconded the motion and it passed unanimously. The meeting adjourned at 8 pm.

Respectfully submitted,

Lori Rautiola,
Secretary