

ZONING BOARD OF ADJUSTMENT
JANUARY 7, 2016

PRESENT: Wendy Juchnevics-Freeman, Chairman, Stanford Long, David Lage, Marianne Graham, Edwin Somero, Joanne Meshna

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

7:00 p.m. Clayton Kuusisto – Submission of a variance application:

Mr. Kuusisto owns 22 Walsh Road, lot 8/72, in the rural district. He submitted a variance application from Article XII, Section A. of the Zoning Ordinance. Mr. Kuusisto explained he has a failed septic system. Replacement of the system will put the system within the wetland setback and the well setback. Wendy noted the relief for the well will be from the State.

David made a motion to accept the application as complete. Stan seconded the motion and it passed unanimously. The Board scheduled the public hearing for Thursday, January 21, 2016 at 7:00 p.m.

7:10 p.m. New Ipswich, DG, LLC – Public hearing for a special exception:

The application is for a special exception to Article VI, C.3. of the Zoning Ordinance to allow location of a Dollar General Store at 786 Turnpike Road, rural district. Wendy noted that the applicant had a variance application to present to the Board. Austin Turner from Boehler Engineering stated he had a variance application to increase the square footage of the building sign. Wendy noted the application needs to be noted to the public. She added all she would like to do this evening is be certain there are no other applications that are required; all relief is to be handled in one hearing.

Mr. Turner stated the lighting has been designed in accordance with the ordinance. Lights will be dark light compliant, shielded and cut off. Lighting will be appropriate for public safety. David noted the Planning Board has posted an amendment for lighting and this application would have to comply with it.

The application for a variance to Article XIII, F.4.b.4. of the Zoning Ordinance was submitted for relief from the dimensions of the wall sign. The monument sign is compliant with the Ordinance. David made a motion to accept the application as complete. Stan seconded the motion and it passed unanimously.

Mr. Turner stated all the setback requirements have been met. All the test pit work has been done and they have spoken with DES. Ed questioned if a turn off lane should be required and noted his concern for traffic exiting onto Route 124. Mr. Turner responded they had spoken to the State. A traffic assessment has been done and determined that less than 100 trips per day will occur. The State does not require additional widening or a turn lane. The applicant will maintain and approve the drainage already there. A vegetative buffer between the mall and the building will be maintained. They will be leaving 15 feet of trees off the Route 124 boundary. The store is open until 10:00 p.m. and the lighting will stay on for a certain period to allow employees to leave.

Marianne made a motion to continue the public hearing to February 4, 2016 at 7:00 p.m. Edwn seconded the motion and it passed unanimously.

7:40 p.m.

The minutes of the December 3, 2015 meeting were reviewed and the following correction made: page 1, New England DG, LLC should be New Ipswich DG, LLC. Stan made a motion to approve the minutes as amended. David seconded the motion and it passed unanimously.

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Joanne Meshna
Town Administrator