

ZONING BOARD OF ADJUSTMENT MEETING
AUGUST 3, 2017

PRESENT: Wendy Juchnevics-Freeman, Chairman, David Lage, Walker Farrey, Edwin Somero

ABSENT: Marianne Graham, Stan Long

The meeting was called to order at the Town Office at 7:00 p.m. Walker was appointed to fill the vacancy of Marianne Graham and Lori was appointed to fill the vacancy of Stan Long.

7:00 p.m. Joseph and Winnifred Edwards – Submission of a special exception application:

Mr. and Mrs. Joseph Edwards, 3 Peterson Road, submitted a special exception application to Article VI.C of the Zoning Ordinance. Mr. Edwards is proposing the operation of a general auto repair and welding fabrication business. The Board determined a special exception would be required under Article VI.C.4 of the Zoning Ordinance.

There was discussion on the address of the property. Mr. Edwards noted for as long as he remembers the address has been 29 Turnpike Road but the Town recently changed it to 3 Peterson Road because the driveway comes off Peterson which is a class V road. Wendy questioned where the parking will be, adding there needs to be a 30 foot setback for parking as well as from the road. She asked for a plan showing where the parking will be and how many parking spaces, and where the entrances to the facility will be. Mr. Edwards stated he will provide a map showing all of the above mentioned. David stated the map should be engineered and Wendy responded there is no rule that states the site plan must be engineered; however, it should be drawn to scale, and the building needs to be 30 feet from the edge of the road easement. Mrs. Edwards stated it is not 30 feet from the edge of Peterson Road and it was built and approved by the Building Inspector last year. Mr. Edwards stated it is a non-conforming lot as there was a building already there which they replaced last year, adding there is more of a buffer than the building prior because they moved it six feet further from the dirt road (Peterson Rd). Mr. Edwards also owns the abutting lot. David stated the building should not have been approved.

The Board requested a map of Greenville showing all abutters. A site visit was scheduled for Saturday, August 19, 2017 at 10 a.m. Edwin made a motion to accept the application conditional upon receiving verification of abutters and payment of fees by Wednesday August 9, 2017. Walker seconded the motion and it passed unanimously.

The public hearing was scheduled for September 7, 2017 at 7 p.m.

The minutes of the April 6, 2017 meeting were reviewed and a minor correction made on page 2, first sentence under the five criteria, remove the word "with". Walker made a motion to approve the minutes as amended. David seconded the motion and it passed unanimously.

The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Lori Rautiola

