

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
October 6th, 2022**

PRESENT: Wendy Juchnevics-Freeman, Walker Farrey, Vice Chairman; David Lage; Susan Mallett, Secretary/Alternate (Danielle Sikkila was absent due to emergency)

Audience sign in sheet attached to minutes indicating attendees, abutters and other interested parties.

Wendy Juchnevics-Freeman called the meeting to order at the Town Office at 7:05 p.m. with a member roll call, David Lage, Wendy Juchnevics-Freeman, and Walker Farrey. Wendy motioned to have Susan serve as alternate member for this meeting, David seconded, and all were in favor.

Wendy reviewed what was on the agenda, two public hearings and an application review. Also discussed at what point to call break from Silver Scones to hear the Dickson hearing.

7:05 Matthew Moran, 50 Matson Road, Map 13/76-2 – APPLICATION REVIEW

Application for Variance to allow a wetland crossing to access the buildable area on his lot

Jason B went over the application, for a variance to impact wetlands to access buildable area of the lot. He explained that there is no way to avoid the wetland impact to access the buildable area. The lot is split by the road. Wendy asked the size of the lot, and Jason replied 9.349 acres. Jason noted when the road became public it created a subdivision and the Town issued a lot number for lot across the street. Jason also stated it is one parcel. David asked if it is two separate lots, Jason responded that the lots are subdivided but lot number not issued lot number until it was brought to the Towns attention. Wendy asked if there was a subdivision plan. Jason explained there was not, but they are doing precise boundary review. Wendy and David both questioned how the lot was subdivided and a new lot number assigned. State told Jason that over five acre lots don't need approval. Jason will follow up with Sam for further details. David asked where was the major culvert crossing and Jason pointed it out on the map along with the wetland crossing they propose. Jason noted the septic request has been submitted. Wendy noted she has no problem accepting the application but to keep in mind that it is necessary to get the lot division resolved before it becomes a buildable lot. Wendy says there has to be a subdivision plan on recorded, Jason will verify this. Walker asked about road frontage, and there was over 300 feet. Wendy wants documentation on how lot was created. Jason will follow up and also take care of the Hillsborough registry documents.

The abutters list was confirmed by the board. Susan has the payment. Wendy asked that lot 75 be added.

David made a motion to accept the application as complete, upon payment of fees, Walker seconded the motion, and all were in favor. Susan noted she has the check for payment.

Wendy set the date for Public Hearing on November 3, 2022 at 7:00 pm.

7:30 Jane Elwell (Silver Scone Tea Parties), 99 River Road, Map 11 Lot 128 – HEARING (Continuance)

Application for Variance to allow a minimal impact home business

Wendy reviewed that we left off with the application review and criteria, then opened it up to abutters. Nancy Clark was stopped during her presentation at last meeting. Wendy asked Jane if she had anything additional regarding the parking area on Currier Road and if she had anything additional to cover regarding that.

Bob Fasanella has 3 things to present tonight, proposed special conditions that the business would operate under, a site plan with existing conditions, and wetland delineation done by Meridian to clarify questions regarding parking lot and its distance from parking lot, as well as septic information and rebuttal to abutters concerns at last hearing.

Wendy suggested starting with the septic. Bob noted they were in contact with Monadnock Septic Design, and Carl Hagstrom. With an update of a grease tank the septic tank would be able to handle the load of the extra people. The signed and stamped septic plan would be part of the conditions for the business.

Bob next covered the existing conditions document they drafted up.

Plan for Meridian Survey, Jason Bolduc was the person who did the plan. It shows the wetlands, and the 50 foot setback, along with outline of parking lot. Meridian had not completed the parking plan, but will do this for the next stage. The parking lot is entirely in Ms. Elwell's property, not the conservation easement. Wendy pointed out that she felt there would need to be grading, and the Monadnock Conservancy said no changes to driveway. The driveway permit was to widen the opening by moving one large boulder, and no culvert or grading was needed. Wendy noted over time, that the grading would become necessary. Bob explained that they can apply for permit to Monadnock if that maintenance was needed.

Jane explained that she meets with Monadnock Conservancy on a regular basis to walk the land. She had told them about moving the boulder and they came and reviewed afterwards and said it was ok. She feels they work really well together. Jane explained there are two entrances and if needed she would stop using the top opening that would require driving on the Woods Road.

ZBA chair announced a short break.

Mr. Fasanella reviewed his PowerPoint slides next. First he covered the home and the history of it, he also noted that there is no outside signage. The parcel is one of the largest in Bank Village and most of the land is Conservation except for about 3 acres of the house lot. Typical tea party setup was shown, both inside, and on the porch. Further pictures showed the various rooms, and a party setup for family members that is indicative of the typical setup. They also covered the new bathroom that was installed to accommodate the guests. A permit was pulled and the Building Inspector has to do a final inspection. The house layout and what areas are used for parties was reviewed along with the

Charles Dickson 9 Manley Drive, Map 12/68-0 – HEARING:

Zoning Board heard an application for a variance from Charles Dickson (who was attending remotely) of 9 Manley Drive requesting a relief from 30 foot front setback, to allow a 20 foot setback for his garage. At prior meeting the movement of septic system was in the plans, he has reviewed and eliminated that. Wendy explained the process to Mr. Dickson.

Susan will verify the abutters and calculate the fees and Charles will return by Wednesday Sept 7th with the payment. Wendy feels the application is complete pending payment. David MOTIONED to accept the Application pending payment, Danielle SECONDED the motion, and all were in favor. The board determined the hearing will be at 7:30 on October 6th, 2022.

Respectfully Submitted,
Susan Mallett