

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
September 2, 2021**

PRESENT: Walker Farrey, Vice Chairman; Dave Lage; Danielle Sikkila; Susan Mallett, Secretary
Also attending were Chad Branon (Fieldstone Rep.), Tyler Seppala and Garrett Seppala (Prime Roofing), as well as Sharon Monahan who was attending to observe.

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

7:05 pm: 12 month Extension requested for a previously approved variance for Prime Roofing.

Prime Roofing is requesting a 12 month extension to their approved variance for good cause. A letter from their lawyer was presented which outlined the issues, including title issues which are being worked on and are delaying start of project as they get corrected.

After hearing from Tyler Seppala and considering the letter, Mr Lage made a **MOTION** to grant a 12 month extension, Danielle **SECONDED** the motion, and all were in agreement.

7:15 pm: Brook Haven Farm, Appleton & Maki Roads, Map 6, Lots 20B & 20C

Submission of a Variance Application - Wetland Crossings

Chad Branon of Fieldstone Land Consultants, presented the plan for a subdivision on Appleton & Maki Roads, Map 6, Lots 20B & 20C. He showed the Board where the area of wetland crossings were and the location of the proposed driveways. Lots 1 and 8 on the plan will be crossing the wetlands. Mr Branon explained they tried to minimize impacts while keeping the rural charm of the area. The subdivision will create 2 to 3 acre lots, the remaining back lot is an active gravel pit. The road that is now used by the gravel pit will become part of the shared access with two lots, and the two lots will be retained by the current owner until the gravel pit is closed.

The Board then reviewed the Abutters list for completeness and it appears they are all on the list.

Mr Lage MOTIONED to accept the application as complete, Mrs Sikkila SECONDED the motion, all were in agreement.

It was noted that the hearing will be held on October 7, 2021 at 7:05 pm

7:40 pm: Greg Somero, Turnpike and Locke Roads, Map 7, Lot 27

Submission of a Variance Application - Wetland Crossings

Chad Branon of Fieldstone Land Consultants, presented the plan for a subdivision on Turnpike and Locke Roads, Map 7, Lot 27. He presented the plans for the proposed 4 lot subdivision on Turnpike and Locke Roads. This subdivision will be serviced by one common driveway that starts at the road with private driveways that offshoot to each lot as shown on the plans. There is an existing curb cut and they

propose to use that for the main drive. Mr Branon went on to explain the slopes, wetlands and water flow on the property. Discussion on whether alternate access off Locke Rd would be feasible, but Mr Branon explained that would be the least desirable access and difficult because of the way the land slopes.

The Board then reviewed the Abutters list for completeness and it appears they are all on the list.

Mr Lage **MOTIONED** to accept the application as complete, Mrs Sikkila **SECONDED** the motion, all were in agreement.

It was noted the hearing will be on October 7, 2021 at 8:00 pm

OLD/NEW BUSINESS:

August meeting minutes were reviewed, and approved. Dave Lage made suggestions for future minutes.

A **MOTION** to adjourn was made by Mr Lage, and Mrs Sikkila **SECONDED** the motion, all were in favor.

Respectfully Submitted,
Susan Mallett