

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
October 7, 2021**

PRESENT: Wendy Juchnevics-Freeman, Chair; Walker Farrey, Vice Chairman; Dave Lage; Danielle Sikkila; Susan Mallett, Secretary

Also attending were Chad Branon (Fieldstone Rep.), Leevi Hannu, Dean Bertram, David Braker, Joe Wright, Sharon Monahan, Tim Jones, Debrah Harrity, Greg Somero

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

SUBMISSION OF APPLICATIONS:

Dean Bertram, 18 Poor Farm, Map 8, Lot 15B

Submission of a Variance Application - Wetland Crossings

Sharon Monahan CWS and Jed Paquin LLS were the agents. Sharon presented the application, showing the 2 lot subdivision and the area of the wetlands. The existing driveway has a 15 inch culvert, and two foot trails 6-8' in width, both with a 6" diameter pipe in the wetland drainage. The existing crossings are not wide enough for a vehicle and the existing culverts are undersized and impede the hydrology of the wetland. They would like to restore the natural hydrology while dealing with the slopes.

Wendy noted she would like to go see the property and asked that the two options be staked out. The owner agreed to do that.

The Board reviewed the application and abutters list, payment was made in cash.

David Lage **MOTIONED** to accept the application with the changes noted. The noted change is updating Article and Section to be Section X, Article C(3) and D(3). Walker Farrey **SECONDED** the motion. All were in favor.

Site visits October 23 at 9:00 am, Hearing will be on November 4th, 2021 at 7:00 pm.

Leevi Hannu, 46 Lower Pratt Pond Road, Map 4, Lot 32-6

Submission of a Special Exception Application – Garage with Apartment 2 bedrooms and breezeway

Wendy noted that Leevi needs to do some work on the application for the ADU, the answers need to be more explanatory. This includes adding the well location to the application.

This is for a 26 by 28 garage with apartment with 2 bedrooms and a breezeway attached to the house. Wendy explained that there are 5 criteria that Leevi needs to tell the Board why he meets the criteria, it is not up to the board. There are no setback issues or wetland issues in the area of the ADU building.

The Board then reviewed the abutters list and determined it to be complete, there was one that may not be abutting, but Leevi feels they may actually touch his lot, the tax maps could be misleading so he chose to include to be sure.

Sue and Leevi to review the fees, payment and verify mailing addresses on Monday Oct 11th.

David Lage **MOTIONED** to accept the application, pending payment and correction of abutters list. Walker **SECONDED** the motion, all were in favor.

Hearing will be on November 4th, 2021 at 7:30 pm.

PUBLIC HEARINGS:

Brook Haven Farm, Appleton & Maki Roads, Map 6, Lots 20B & 20C

Hearing for 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 reviewed the maps and noted the wetland crossings were minimized as much as they could. There is a lot of frontage along Maki and Appleton Roads, and the property is bisected by a wetland area. He felt that 2 wetland crossings in the 10 lot subdivision was an acceptable use. The current driveway culvert is up to code so he is not including in the request. Also not looking for relief in the existing culvert under the road. Wendy asked about the existing gravel pit and what were the plans. Chad explained that the owner is closing and cleaning up the pit, but there are no plans for the near future, but can't say what the owner is thinking further ahead. Alternative locations for driveways were discussed and Chad noted that they looked at various ways to lay out the lots and this plan is the one they feel minimizes the wetland and tree impact. After discussion options for driveways the following was agreed upon. Chad will provide erosion and setback plans for permits, as agreed to with the Planning Board. Also, Wendy noted that she was not in favor of future development.

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

Wendy Juchnevics-Freeman noted that she was not in favor of future development.

Walker Farrey **MOTIONED** to close public discussion and go into deliberation. Danielle Sikkila **SECONDED** the motion, all were in favor.

Walker Farrey made a **MOTION** to approve with conditions shown below, **SECONDED** by David Lage, all were in favor.

- On Lot 8, move out of the wetland as quickly as possible on SE side of the wetland crossing.
- Address lot 5 driveway and the buffer encroachment
- Revised plan showing agreed to revisions before submitting plan to Planning Board
- Chad will provide erosion and setback plans for permits, as agreed to with the Planning Board.
- Developer to retain engineer of record to monitor during construction of wetlands crossings and adhere to SWRPC

Greg Somero, Turnpike and Locke Roads, Map 7, Lot 27

Hearing for a Variance Application - Wetland Crossings

Chad Branon of Fieldstone Land Consultants, who represents Greg Somero, presented the plan for a subdivision on Turnpike and Locke Roads, Map 7, Lot 27. This 4 lot 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. It was noted that the steep slopes prevent alternate driveway locations.

Walker Farrey **MOTIONED** to close public discussion and go into deliberation. David Lage **SECONDED** it, all were in favor.

David Lage **MOTIONED** to accept as submitted, Walker Farrey **SECONDED** the motion, all were in favor.

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