

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
NOVEMBER 4, 2021**

PRESENT: 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:

Harold Gill, 131 Ashby Rd, Map 8/52-3

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

The applicant would like to build a 3 car garage with Additional Dwelling Unit (ADU) above. He noted that distance from property lines is adequate. The septic is designed for 5 bedrooms, existing home has 4 bedrooms.

The Board then reviewed the abutters list and determined it to be complete. The payment was calculated and applicant will bring in payment on Monday November 8th.

David Lage MOTIONED to accept the application, pending payment. Danielle Sikkila SECONDED the motion, all were in favor.

Hearing will be on Dec 2nd, 2021 at 7:15 pm.

(UPDATE: Dec meeting cancelled, new hearing Jan 6, 2022)

PUBLIC HEARINGS:

Dean Bertram, 18 Poor Farm Road, Map 8/15B

Hearing for a Variance Application - Wetland Crossings

Sharon Monahan reviewed the plan for the wetland crossing / culvert installation on and existing trail for driveway access to proposed building lot. It was noted that the driveway was placed to minimize the slope. Sharon also noted that a 6" culvert would be replaced by a 15" culvert, while a second 6" culvert in a trail by the property line will be removed. This should minimize wetland impact and restore the hydrology of the area. The total impact on the wetland is about 170 sq ft.

At 7:35 Walker Farrey MOTIONED to close public discussion and go into deliberation. Danielle Sikkila SECONDED the motion, all were in favor.

During review of application it was noted that the Article and Section were incorrect and should be Article X and Section C3 and D3. This was noted on the original application, and should be used going forward. Walker noted the driveway was in a good area. The culvert will improve the wetlands impact.

The five criteria were then reviewed and on criteria 4 it was noted that the new house will help the value and improve the wetlands and all were in agreement with this. No comments were made on the other criteria. All were in agreement the criteria were met.

Walker Farrey made a MOTION to approve with conditions that revision to the application was made to reflect update to Article and Section (Article X and Section C3 & D3), SECONDED by David Lage, all were in favor.

Leevi Hannu, 46 Lower Pratt Pond Rd, Map 4/32

Hearing for a Special Exception Application – Garage with Apartment 2 bedrooms and breezeway

Leevi reviewed his application. Leevi noted a bigger septic was in the works so he would have a bigger tank. David Lage noted the design should match the design of the house, so they look similar.

The board did ask that he mark the parking and the access stairs on the map he submitted with the application and that was updated. It was noted the driveway will be gravel for the apartment.

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

Leevi then read the 5 criteria, there were no comments to any other than to ask the lot size (2.4 acres). All were in agreement he covered the criteria sufficiently.

David Lage MOTIONED to accept the application for ADU, noting the additional parking and stairway to be noted on the original application. Danielle Sikkila SECONDED the motion,

OLD/NEW BUSINESS:

September meeting minutes were reviewed and approved.

A MOTION to adjourn was made by Walker Farrey, and David Lage SECONDED the motion, all were in favor.

Respectfully Submitted,
Susan Mallett