

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
May 5th, 2022**

PRESENT: Walker Farrey, Vice Chairman; David Lage; Danielle Sikkila; Susan Mallett, Secretary
Also in attendance, Lou Alvarez, Jim Feldhusen, Ed Estola, Gary Albee, Sharon Monahan, Graham Heagy

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

SUBMISSION OF APPLICATIONS:

Gary Albee, 97 Main St, Map 12 Lot 18

Application for Variance of septic setback

Sharon Monahan represented Gary Albee. She reviewed the application and maps, explained there is a crushed septic tank already there. The proposed septic tank is 52' from poorly drained soils and the proposed leach field is >56' from poorly drained soils. They don't want to do a pump system that would send it uphill on the back of property. It has to be gravity from the house, not allowed to pump.

They are looking for relief from dimensional controls because there is no other feasible locations for the tank and field.

There was also discussion that the plans say 6 bedroom but the assessment card shows 4 bedroom.

Reviewed the abutters and confirmed the list to be notified.

Walker motioned to accept the application as complete, David seconded the motion, all were in agreement. The hearing will be June 2nd, 2002 at 7:05 pm

Edward Estola, 44 Poor Farm Road, Map 8 Lot 16-A

Application for an in-law apartment in the main home

Have a 4 bedroom septic, but built the house with 3 bedrooms. Would like to add the 4th bedroom in the basement for rental income. The house plans were reviewed as well. David asked about secondary egress, the owner noted that it is a one room apartment, and windows would allow for egress if door was not accessible. Susan recommended he reach out to the building inspector to get confirmation on the fire code before he starts work.

Reviewed the abutters and confirmed the list to be notified.

David motioned to accept the application as complete, Danielle accepted the motion, and all were in agreement. The hearing will be June 2nd, 2002 at 7:30 pm

James Feldhusen, 4 Academy Road, Map 11 Lot 161-0

Application for Garage with 1 bedroom apartment

Looking to build a 3 car pole barn with apartment above for one of his children. Apartment above will have its own septic and electric, it will utilize the well already there. David explained that it can't be changed to 2 family, but James needs to note an Accessory Dwelling unit. James also needs to have the plans for building and parking and such included with his application.

Much review of the abutters, as the map was not clear who owned a certain property. The list was cleared up between the Board and James.

Needs plans and septic information, along with payment at re-review

PUBLIC HEARINGS:

No public hearings this evening.

OLD/NEW BUSINESS:

Graham Heagy had some questions on having a small business in New Ipswich and what limitations there may be. He wants to have a heavy equipment building for his concrete pump trucks. Graham would like to also include a bathroom in the garage. The Board noted he is in the Rural District and he is allowed to do this under the Special Exception, Article XIII / Section E.

Graham will need to submit his application including plans, well and septic information, plot plan, building plan, parking plans etc. according to David. The Board suggested he read up on the ordinances. He may be doing repairs on his own equipment. They discussed that if oil and hydraulic fluids and such, there may be additional requirements like floor drains, and tanks that would need to be pumped. It was suggested he check with the state or his engineer on further requirements.

Lou Alvarez introduced himself as the liaison to the Board of Selectmen. A short discussion of roads, including Collins road ensued. Also questioned whether we need new members. It was confirmed we need a member to replace Jim, and also possibly alternate members. However, any possible members should attend a couple meetings to see if it is something they are interested in. Recommendations of possible members would be appreciated. Susan will include Lou on the ZBA communications and applications going forward.

Minutes were reviewed. One suggestion was to word the minutes to clarify that there are currently snowmobiles out in the open and they want to store in new garage. David motioned to accept the minutes, Danielle seconded the motion, and all were in favor.

Discussed property on Ashburnham Road, and what were the regulations for resale of vehicles, for instance, when does it go from private sales to dealership. Susan to check with Rick and State to clarify the regulations and do inspection if necessary. Also it was noted they have a second driveway, however this is a state road and the state would be the approver.

Also discussed 108 Greenville Road, it was reported that there is a lot of junk in the yard, along with a lot of unregistered cars. Right side near Ben Hatchers farm. Susan to submit to Code Enforcement.
Note: no 108 in Avitar, but the house is 2 houses past Hatcher's farm headed to Greenville.

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

Respectfully Submitted,
Susan Mallett