

Zoning Board of Adjustment

Meeting October 8, 2019

Members present: Dan Sutton, Vice Chairman, Chad Beede, Bob Handy, Susan Massin, alternate and Selectmen's representative, Dan Baker

Vice Chairman Sutton presided as chairman in the absence of Gretchen Wittenborg, who has resigned from the ZBA board. Sutton noted that being chairman left the position of vice chairman vacant. Sutton proposed Bob Handy fill the vice chair position. Sutton moved, Beede seconded and members voted to approve Handy as vice chairman. Sutton proposed that Massin fill the unexpired term of Wittenborg. Sutton moved, and the members voted to approve Massin as a member of the board.

Meeting called to order at 7:00 PM.

The case under consideration is a continuance of a public hearing on 9/24/19 for an application for a variance for James and Patricia Wilkinson to allow relief from setbacks on property located at 74 Keene Avenue, Tax Map 23, lot 21 in the rural district and in the wetlands protection overlay district, reference zoning ordinance 127-19-F.

Acting chairman Sutton noted that a quorum of 3 members is acceptable, and there are actually four present; however, he explained that the applicant can choose to table the hearing until there is a full board.

He noted that the Board conducted a site walk in September and saw the proposed locations for well and septic system in relation to lot line distances from the shore. They noted that a dry well for runoff was now included on the updated plot plan, and the common driveway was also shown on the plan.

Acting chairman Sutton noted that the applicant may need to consult with the Conservation Commission to get a determination regarding wetlands, which may lead to a review by the Planning Board. He cited zoning ordinance 127-16.1 Wetlands Protection Overlay District.

Acting chairman Sutton moved to continue the case until the WPOD issues are resolved and other approvals are in place. Board members voted to continue the case to November 12 (second Tuesday in November.)

Mr. Grasewicz, surveyor/engineer maintains that this case is exempt since the applicant is applying for a conditional use permit, noting that the applicant is before this board for a variance. He noted that the applicant still has to apply to DES for permissions.

The Board noted that a demo permit was necessary. The applicant submitted a letter from DES regarding a 90 day extension.

Approved December 10, 2019