

Minutes of the Zoning Board of Appeals
August 27, 2008

Hearing: #08-09
Section 1.42 - Finding

Present: David Perry – Chairman, Joseph Daigle, Cheryl Anderson, Donna Brooks

Absent: Terry Girouard

1. David opens continuance at 7:32pm.
 - a. Introduces Board
 - b. Explains four member Board and its ramifications
 - c. Val Daigle (representing appellant) accepts four member Board.
2. David asks appellant's agent if they have received letters from Planning Board and ConCom.
 - a. Answer – Not from ConCom
3. David allows agent to read ConCom's letter.
4. David advises agent of possibility of returning before us (ZBA) if other Boards change the presented plan drastically.
 - a. So advised and accepted
5. David commends committees for their due diligence in this endeavor.
6. David turns explanation over to agent.
 - a. Agents start presentation
 - b. Ron Skaife explains Monty Tech to build the building
 - c. Explanation on how many organizations have chipped in to help
 - d. Needs to be close to the road due to topography of land and brook
7. David explains Special Permit and Variance.
8. Joe asks date of original building.
 - a. Answer – 1879
9. Joe makes motion that the Board finds that 1.42 applies and a Special Permit may be sought.
 - a. Donna seconds
 - b. Vote – Unanimous to find that 1.42 applies and a Special Permit may be sought
10. Agents continue presentation.
 - a. 56 feet x 30 feet foot print
 - b. 12 feet x 46 feet kitchen and storage area
 - c. To be hooked to Town sewer
11. David asks for additional blown up plan of proposal.
 - a. Committee will supply

12. Donna asks if there is a second floor.
 - a. Yes and explained
 - b. Large set of plans shown and explained
13. David asks about mean grade.
14. Joe makes motion that the Board finds that the intended structure is in the VC zone.
 - a. No second
 - b. Motion does not carry
15. Discussion continues on building's height and reason for need of zone determination.
16. Cheryl suggests that the height should not exceed 35 feet.
17. David feels that the structure exists in the VC zone and not the RA zone and requests that it be entered into the record.
18. David brings up the fact that Joe is related to committee's agent and has no financial stake in this project of any kind.
19. Abutters: Fred Caissie asks about use of second floor.
Don Haenisch and Barbara Haenisch ask about parking and notification of site plan review and flooding.
20. David explains policy of Planning Board.
21. Cheryl asks for answers.
22. David tells Cheryl we have another Hearing to hear.
23. David asks Joe for clarification of need to hear second Hearing.
 - a. Answer yes
24. Discussion on whether to continue hearing until after second Hearing.
25. Joe makes motion to continue Hearing to later this Hearing.
 - a. Cheryl seconds
 - b. Vote – Unanimous

Hearing: #08-10
Time: 8:25pm

Joe steps down from Hearing and Donna takes over as Clerk.

- Dave opens Hearing.
- Introduces the Board.
- Joe Daigle recues from Hearing.
- Dave explains only a three member Board.
- All agree to continue Hearing until September 10, 2008 at 8:00pm.
- Board apologizes for lack of members.

Time: 8:33pm
Hearing: #08-09

Joe resumes Clerk duties.

David opens Hearing #08-09 again.

26. David asks abutter Don Haenisch if he or his wife if they have any other questions, gives them Town Hall number and extension of Land Use clerk.
27. David asks if there are any other questions from anybody.
 - a. None
28. David explains rules of decision and appeals process.
29. Val Daigle asks about recording of Special Permit decision when it remains a Town building.
 - a. David explains
30. Cheryl makes motion to close Hearing and enter deliberations.
 - a. Donna seconds
 - b. Vote – Unanimous
31. Deliberations:
 - a. Donna makes motion to approve Special Permit with conditions
 - b. Cheryl seconds
 - c. Vote – Unanimous to grant with conditions
 1. Conditions:
 - a. Not to exceed 35 feet
 - b. No closer to road 15 feet
 - c. Main structure not to exceed 56 feet x 30 feet and rear kitchen and storage area not to exceed 12 feet x 46 feet as proposed to Board at Hearing
32. Motion to adjourn by Cheryl
 - a. Donna seconds
 - b. Vote: Unanimous at 9:02pm

Respectfully submitted by Joseph Daigle, Clerk