The meeting opened at 7pm

The minutes from December 10th were approved as presented.

**Case 2013-01:** Chairman Richard Colburn opened the hearing by reading the posted notice. The basic details of the case are as follows: WaveComm Communications is requesting a variance and special exception to erect a 90’ tower behind the Hudson residence at #82 Black Hill Road. The proposed tower would be used to assist the Police and Fire with communications and to sell wireless broad band internet to some Plainfield residents. Towers are not permitted in the RC II zone where the Hudson home is located, therefore to be approved a variance is necessary. All communication towers require a special exception.

WaveComm representative Gina Jacobson and Police Chief Paul Roberts explained the details of the application which involves establishing three relay sites (two in Plainfield) that will use the internet and a repeater to transmit radio signals to/from Hanover Dispatch to Plainfield mobile and portable radio units. The project will also be capable of selling broad band internet service to residences with a clear line of sight to the tower. Specifically, at the Hudson site, a 90’ lattice type tower structure with guide wires is necessary to move the signal over to a repeater on Mt. Ascutney.

Members of the Plainfield Fire Department expressed their support for anything that will help them more reliably receive pages and fire call information. This is an issue that the department has struggled with for years.

Chairman Colburn noted that because of the need for a variance, the Zoning Board must consider the merits of the proposal using the standards for granting a variance as the determining factor. Other applicants for commercial towers have been told that the RCII zone is off limits for these types of devices and have therefore located in the adjacent RCI zone. Board members noted that if this is purely a municipal project, the town could likely move ahead with no approvals. Chief Roberts noted that WaveComm is providing the infrastructure at no cost to the town, but does need to be able to sell commercial
products from the towers, like broad band service to recoup their investment. Gina Jacobson calculated that to erect the tower and purchase the related devices have a cost of about $25,000. Doug Hackett of Hanover Dispatch noted that while he is not familiar with all the details of the application, it is likely that this project will help communications. Firemen noted that if it doesn’t work it can come down. In response, WaveComm indicated that unless the project is fully funded by the Town of Plainfield, the company will have spent significant funds on the project and therefore the tower will be part of their larger business operations and would need to be able to stay regardless of how much it improves fire and police communications. Preliminary testing has indicated that the system should make significant improvements to EMS communication capabilities. There was some confusion about whether the system was being proposed as free to the town or whether there would be ongoing charges. WaveComm clarified that there will be cost to the town, although at this point they are not sure how much these costs will be.

Gene Hewes asked if this would help with his lack of cell phone service at his home on adjacent Hedgehog Road. He was told it would not. He then responded that if approved, he would seek cell tower carrier for his property, since his home is also located in the RCII zone and up until now not available for towers.

Chairman Colburn held a procedure discussion with the board and as a result the ZBA determined it would first handle the merits of the variance, if that led to an affirmative decision then move on to the Special Exception portion of the application.

Member Bill McGonigle shared some information he had researched on the latest standards for granting a variance. This related to the Boccia court decision and subsequent amendments to RSA 674:33 that have effectively lowered the bar for granting variances.

Next board members entered into a discussion with the applicant, and abutters focused on the five criteria for granting a variance. Those from the neighborhood who spoke noted that due to its small size, only a 4’ base with a lattice work structure supporting small panels, it is unlikely that most people will see the tower. However, there was concern of what might happen to this tower in the future. It is commonly known that Des and Shirley Hudson are planning to relocate closer to the main road in the next few years. It is clear from communication with the Hudson’s that they are allowing the tower as a public service. They were approached by members of the PVFD and WaveComm with the idea to address a public safety need.

Board members felt confident that a decision could be crafted that makes it clear that this tower is primarily for EMS communications and is not intended to be significantly altered in the future. In weighing the public good against the prohibition in the zone, board members noted that the tower site requires virtually no further development into the back country, the tower will be located about 200’ behind the Hudson’s home and will utilize the power supply that serves the home. The home has a back up generator to cover extended power outages.
As the variance discussion moved forward it became clear that:

1) Assistance from Town Counsel in crafting a legally tightly written motion to approve a variance would be helpful.

2) That there remains some confusion about the details of the proposal that should be worked out with the Selectmen so that the ZBA can fully understand the public good/cost of the project.

The above being the case, the board deferred any vote on the variance until at least February and focused on the Special Exception portion of the application. This review indicated that additional information about tree height in the area adjacent to the tower will be necessary, as well as some kind of photo simulation as to what the tower will look like at this site. WaveComm will work on providing this additional information. The application was recessed until February 11th at 7pm here at the Meriden Town Hall. Firefighter Dan Lapan offered that regardless of whether or not this project is feasible the Hudson’s should be thanked for their kindness for being willing to allow the structure on their property.

Submitted,

Stephen Halleran Richard Colburn, ZBA Chair
MINUTES OF THE ZONING BOARD OF ADJUSTMENT
MEETING FEBRUARY 11TH 2013
MERIDEN TOWN HALL

Zoning Board
Members Present:  Richard Colburn, Chairman  Brad Atwater
Stephen Sheehan

Others in attendance:  Fire Chief Frank Currier  Police Chief Paul Roberts
Gene Hews  Mark Horne
Mark Wilder  Mark Fisk

The meeting opened at 7pm

The minutes from January 14th were approved as amended.

Preliminary Discussion:  Mark Wilder, owner of 2.6 acres on Plummer Road (class VI) map 236 lot 3 and Mark Fish owner of the Hi On A Hill Trout Farm attended the meeting to discuss the possibility of Mark Fisk developing the so called “Plummer Springs” property into a trout hatchery facility.  Mark Wilder purchased the property in 2004. Mark Fisk stressed that the while the use would require develop of the site, the project would not be as intense as the main Hatchery on Reeds Mill Road.

At issue is the town’s 1993-01 ordinance which prohibits development on class VI roads. The town has not permitted new development on a class VI road since 1987. The Zoning Board has provided relief to existing development on class VI roads using the provisions of RSA 674:41 “practical difficulty.” The board struggled with this proposal given the constraints of the ordinance and the current undeveloped nature of the property. Mark Wilder and Mark Fisk stressed that this site is unique for a aquaculture use given the unique water supply on the land. Board members generally felt that the less intense the develop on the site the more likely that a use could be established. For example gravity fed modular tanks with a minimal building is more likely than a full blown hatchery center with heated buildings and full utilities. In developing the ordinance the Selectoar felt that to insure proper access to town services all development in town should occur on town maintained roads.

The Zoning Board directed the two to consult with the Selectboard about the current ordinance and the possibility of upgrading the Plummer Road to a class V highway.

Continuation Case 2013-01: Chairman Richard Colburn reopened the hearing for WaveComm Communications for a variance and special exception to erect a 90’ tower behind the Hudson residence at #82 Black Hill Road. Zoning Administrator Stephen Halleran reported that town attorney has reviewed the draft variance language from last meeting and has no objections to the granting of a conditional variance, but did caution the town to make sure that if the granting of the variance is dependant on improvements
to emergency service communications that the board has evidence that the gains will be real and substantial.

Fire Chief Frank Currier and Police Chief Paul Roberts provided testimony that since the January meeting WaveComm has conducted extensive testing of the proposed system and that the results have shown significant improvement in EMS ability to communicate with portable radios to Hanover Dispatch and to each other. Based on this the group feels strongly that once erected the tower at the Hudson property will fill most if not all coverage gaps in Plainfield.

This being the case Zoning Board members seemed comfortable moving forward with the review of the special exception portion of the project. This review included going through section 3.16 Wireless Communication Facility requirements as they pertain to the application. WaveComm personnel made it clear that the tower will be constructed as shown in the application and will be outfitted with steel plates at the bottom to prevent anyone from attempting to climb the tower. The tower does not require illumination and will be powered from the existing service that feeds the Hudson’s home.

Photographs of the area adjacent to the tower were shown and discussed. WaveComm demonstrated that adjacent trees to the tower are 70’ to 80’ tall.

Abutter Gene Hewes continued to be concerned that this tower will not enhance cell phone coverage in his neighborhood. He feels that if this tower is permitted, then a cell tower should also be permitted in the RC II zone.

After completing its review board members directed Halleran to work with Town Counsel to develop both a variance and special exception approval for the project. The board will take these up at their next meeting, March 11th at 7pm.

The meeting adjourned at 9:00pm

Submitted,

Stephen Halleran Richard Colburn, ZBA Chair
MINUTES OF THE ZONING BOARD OF ADJUSTMENT

MEETING MARCH 11TH 2013

PLAINFIELD TOWN HALL

Zoning Board

Members Present: Richard Colburn, Chairman Brad Atwater
               Stephen Sheehan      Ted Moynihan
               William McGonigle

The meeting opened at 7pm.

The February 11th minutes were approved as amended.

Case 13-01: Chairman Richard Colburn reopened the case, noting that the public hearing was
closed at the last meeting and the board was now continuing its deliberations. Halleran noted that
since the last meeting a draft decision was, based on board notes, prepared and has since been
reviewed by town attorney Barry Schuster. Board members reviewed the decision. A motion to
approve the necessary variance was made by member Atwater, seconded and voted in the
affirmative. A second motion followed to approve the special exception; this too was seconded
and voted in the affirmative.

Case 13-02: Chairman Colburn opened this case by reading the posted notice. The applicant
seeks town approvals to establish a residential use in the upper floors and an antique fireman
shop/restoration facility on the ground floor of what is commonly referred to as the “old
Plainfield Store” located at 1100 Route 12A. The store has been vacant for several years and
therefore has no grandfathered zoning rights at this time. The 5400 sq ft three store structure sits
on .2 acres of land in the middle of Plainfield Village. As expected, the hearing was well
attended by Plainfield residents. Member Brad Atwater noted that while he received a notice of
the hearing his commercial property does not directly abut the store lot and he has decided to
remain on the case as a voting member.

Applicant Paul Yates explained that he would like to move to Plainfield with his wife and three
children, live in the upstairs and established a business to be called “The Collector’s Armory” that
would, with the assistance of gunsmith Andrian Canton, focus on the purchase, sale and repair of
collectible firearms and outdoor supplies. Mr. Yates made it clear that the business is not
envisioned as a typical gun store with a volume based business model, but rather will focus on
gunsmithing services and sales of expensive firearms for the collector. The old building, the
Smith Auction house and the Plainfield Elementary school for his children’s education have
attracted him to Plainfield.

Hours of operation would be Tuesday-Friday 10-6, Sundays 12-7, Closed on Mondays. A
maximum of three employees including the owner is planned. Residential parking will be on the
Peterson Road (north) side of the building with customer parking on the south side of the
building.

The store has a deeded right to install a septic system under the Corey Tabor Field on church
land. Members of the Plainfield Church present at the hearing confirmed this easement.

Chairman Colburn opened the hearing to abutters. The following is a synopsis of the comments
received. Resident Rob Bailey thanked the applicant of the narrative in the application and noted
that he does not object to the proposed use. Laurie Atwater expressed a desire to see the store
building in use, but had concerned about the sale of firearms in the village. Village store owner
Ann Yates (no relation) supported the proposal and the general efforts currently underway to
revitalize Plainfield Village. Mike Sutherland supported the idea, but was unclear as to the exact
nature of the business, noting that several internet based links to Mr. Canton indicated a strong
internet presence with a wide variety of guns and paramilitary activity noted. Gunsmith Canton
responded that he has not been associated with “Ballastic Maximus” for more than three years
and that the focus of this business is as represented in the application. Village Resident Diane
MacDonald expressed concern about the sale of assault style semi automatic weapons in the
village. Paul Yates noted that while they might sell semi automatic sporting firearms, the sale of
assault weapons was not part of their business plan. Members of the public questioned the
security plans for the facility. Paul Yates acknowledged that the building will be fully alarmed
and the police and fire department will have access to the necessary information about what is
inside the building and how it is stored. Priscilla Wheeler who has her own revitalization project
going on across the street was supportive of the application and offered to share parking if that
would help.

The public hearing was closed at 8:30pm.

Chairman Colburn turned the discussion to one of building and site logistics. Some board
members conducted a site walk of the property at 6:15pm noting that the parking on the south
de side of the building is problematic with cars needing to be able to turn around so as not to exit the
lot by backing into Route 12A. While practically available, on street parking cannot be counted
on to satisfy the business parking needs.

Board members reviewed various provisions of the zoning ordinance to try and determine where
this nonconforming building best fits. The approved business project was ruled out as it envisions
a fully conforming lot and structure. The board decided that the Approved Combination of
Related Uses might be appropriate as it was developed to assist with the use of older existing
buildings in the village. The need for a variance and or an approved parking plan was also
discussed. Board members asked the applicant to develop a more detailed and measured parking
plan. Rough calculations suggested that something like 6-9 parking spaces will be required
depending on the final configuration of the inside of the facility. The board also asked the
applicant to develop some lot coverage calculations for inclusion in the application.

Board members completed their work for then night be developing the framework for a possible
decision on the case. The case was recessed until Monday April 8th at the Meriden Town Hall.

The meeting was adjourned at 10:10pm

Submitted,

Stephen Halleran

Richard Colburn, ZBA Chair
MINUTES OF THE ZONING BOARD OF ADJUSTMENT  
MEETING APRIL 8TH 2013  
MEIRDEN TOWN HALL

Zoning Board
Members Present: Richard Colburn, Chairman Brad Atwater
Stephen Sheehan Ted Moynihan
William McGonigle

The meeting opened at 7pm.

The March 11th minutes were approved as amended.

The Zoning Board continued its deliberations on the Paul Yates case for the Plainfield Store. The applicant is looking to establish a residential use on the top two floors of the buildings and a retail store/workshop focused on the sale repair and restoration of firearms and the sale of outdoor supplies on the Main floor. Applicant Paul Yates updated the application with the following information: a new parking plan that includes leasing two spots from the Community Church, lot coverage calculation and a note indicating that his gunsmith will not be Adrian Canton. Mr. Yates is currently working on finding a replacement gunsmith.

From its discussions the Zoning Board made the following findings with a respect to the site, building and the proposed use:

The general store building has for most of its useful life served as a focal point for the Plainfield Village community. At its peak it served simultaneously as a store, post office, bank and residence. In recent years the building has been unoccupied and has started to fall into a state of disrepair.

The Plainfield Zoning Ordinance encourages the preservations and continued use of existing historical buildings. To this end the zoning ordinance provides relief from certain sections of the zoning ordinance in cases where projects aim to repurpose an existing building built before 1975.

The facility has on old existing septic system that little current information is known about.

The 100 year old plus multi story building located on .2 of an acres with 1900 sq ft. footprint and associated gravel parking areas has nearly 100% lot coverage.

The proposed business use of the sale of firearms will be situated directly adjacent to a community church and to an established recreation area for children. Customers entering and exiting The Collector’s Armory will be in close proximity to those using and coming and going from the playing fields.

Due to the nature of a gun repair business establishing well defined areas of separation from the residential use will be important. By its very nature the storage of firearms, gun powder and related accessories has the potential to be problematic for a residential use in the same facility.

Given the above findings the Zoning Board spent the rest of the evening work on a draft of one possible decision for the case. The board felt that to be approved the project needs three approvals: A variance for the lot coverage issue, a special exception for the uses and finally an
Approved Parking Plan special exception. Before closing for the evening the Board voted to
approve the Variance portion of the application.

The group worked until 9:30pm. The meeting was recessed at this time until Monday April 15th
at 6pm, Meriden Town Hall.

The meeting adjourned at 9:35pm.

Submitted,

Stephen Halleran                    Richard Colburn, ZBA Chair
MINUTES OF THE ZONING BOARD OF ADJUSTMENT
MEETING APRIL 15TH 2013
MEIRDEN TOWN HALL

Zoning Board
Members Present: Richard Colburn, Chairman Brad Atwater
William McGonigle Ted Moynihan

The previously recessed meeting opened at 6pm.

Continuation of Case 2013-02 Paul Yates: The Zoning Board continued it is review of the Yates application reviewing the criteria for approving the Approved Combination of Related Uses Special Exception. The discussion focused primarily on defining what would, for this application, be a substantive change that would require additional ZBA review. The board settled on the following language: Any material change in the use as represented in the application, including the buildings retail space allotment, product offerings, hours of operation, or impact on the neighborhood will be deemed to be a substantive change requiring ZBA review. A motion to approve the Approved Combination of Related Uses Special Exception followed, was seconded and voted in the affirmative on a unanimous vote.

The board turned its attention to the final portion of the application, the request for an Approved Parking Plan special exception. Based on the applicants representations about the business and the board’s own knowledge of parking patterns on Route 12A the Board voted to Approved the alternative parking plan special exception on a unanimous vote. The plan includes a minimum of four off street customer parking spots on the south side of the buildings, two employee leased spots at the Corey Tabor Field and two parking spots on the north side of the building for those living in the residence.

The Board gave a final review of the draft approval document. Halleran will prepare the final decision document and forward it to Chairman Colburn for signing.

As the Planning Board was coming in for their scheduled meeting at 7pm, the two boards met briefly for an informal discussion about the Yate’s Collector’s Armory project. The Zoning Board encouraged the Planning Board to look closely at whether or not all or a portion of the recently added porch to the building should be removed. The applicant is willing to do whatever the town wishes on this issue. The porch encroaches onto Peterson Road. Insuring that the off street parking lot on the south side of the building is important, as is the requirement that the interior of the building be renovated so that the residence and the business are as separated from each other as possible.

The Zoning Board Meeting was adjourned at 7:10pm.

Submitted,

Stephen Halleran Richard Colburn, ZBA Chair
MINUTES OF THE ZONING BOARD OF ADJUSTMENT
MEETING AUGUST 12TH  2013
MERIDEN TOWN HALL

Zoning Board
Members Present:  Richard Colburn, Chairman  Brad Atwater
Ted Moynihan  Stephen Sheehean, alt

The meeting opened at 6:30pm with a site visit to 7 Bean Road, the location proposed for an
Approved Combination of Related Uses special exception to allow for three single bedroom
apartments and a 48 seat restaurant. Chairman Colburn made it clear to the some 15-20 people
in attendance that this was just a fact finding opportunity, all discussion about the application
would take place following the site walk at the public hearing scheduled for 7pm at the Meriden
Town Hall.

Property Owner Tom Lappin discussed the proposed driveway relocation and the proposed
parking lot configuration, both for patrons and tenants. An existing attached barn on the property
will be removed and replaced with a kitchen. The group walked through the vacant ground floor
area of the house that will be converted to the restaurant use. The site walk ended at 6:45pm and
the group moved to the Meriden Town Hall:

Meriden Town Hall

Case: 2013-03 Thomas Lappin, 7 Bean Road Associaties, LLC:  Chairman Colburn opened
the hearing on the case which involves adding a restaurant use to the ground floor level of the
existing colonial style home at 7 Bean Road. Many direct abutters and interested persons form the
Meriden Community were in attendance. Tom Lappin explained that currently, the building is
used for three single bedroom apartments. The property is 1.1 acres in size and is served by
public water and sewer. In a previous life the building served as dormitory for Kimball Union
Academy, most recently it has been a private residence with apartments. As proposed, the
restaurant would include 48 seats, be open seven days per week serving dinner. Hours of
operation would be 4pm till 10pm week days, 4pm to midnight on Fridays, Saturdays and
Sundays. Tom has proposed 21 parking spaces, 5 for the apartments and 16 for the patrons.
Employees will park off site. Deliveries will be during the day and the trucks will used the empty
parking lot for turning around and leaving the property. A small dumpster will be located to the
rear of the lot and will be fenced and fitted with proper covers. The dumpster will be maintained
in good working order. The restaurant will not include any outside seating at this time and no
amplified music. Tom stressed that the use is a restaurant not a bar and will be operated in a
manner consistent with that approach. Tom will apply for a NH liquor license as well as all
necessary state health department licenses. The restaurant will be fitted with a fire suppression
system and the entire building will be alarmed. In keeping with an earlier meeting with the
Zoning Board no development is planned for the area of the property directly adjacent to Newton
Brook. Six outside lights for the parking lot are planned; all will be dark sky compliant.
Walkways will be fitted with ground level lighting as well. All signage will be conformance with
town requirements and will be in keeping with the colonial age of the building.

Chairman Colburn turned the hearing over first to board members and then town officials present
for any questions. Board members noted that the parking spaces used in the application are not
properly sized as spelled out in the ordinance. To be approved, the project might require an area
variance to exceed the lot coverage by as much as 10%. Police Chief Roberts noted that the
Police Department always has concerns when alcohol is served. Keeping all vehicles in off street parking will be important to insuring that fire lanes are open and response vehicles can reach the property. Building Inspector David Lersch noted that fire barriers would have to be installed to provide necessary separations between the apartments and the commercial use. The kitchen will have to meet state code and the cooking hood fitted with fire suppression as well.

Turning to members of the public for comment, many favorable statements were made. All those in attendance supported this business idea. Joe Williams Assistant Head of School at KUA noted that the proposed use would be very popular with KUA faculty and would provide an opportunity for faculty to interact with other members of the community. Jane Witzel and Kevin O’Leary who both live adjacent to the use expressed support for the project however they were also concerned that this will be a significant change to the neighborhood that needs to be handled with some caution for those in the immediate area. Grace Hardy Director of the Duckworth Museum welcomed Tom to the neighborhood and pledges to do all that her organization could to assist.

Tom Lappin responded to these comments by thanking his neighbors for their support and pledging to minimize negative impacts on them.

The Zoning Board closed the public hearing and began their deliberations by finding that the application and supporting documents were in sufficient detail to allow the process to move forward.

Board members felt that the first step would be to handle the parking issues, which seems to be the most limiting. While the board has the ability to grant relief in several ways on parking issues, in this case the board felt that an area variance to allow, if needed, a fully sized parking lot to be constructed that would conform with the town’s zoning ordinance was the best approach. The board figured the following: 1.1 acre lot =48,000sq ft. House takes up 1,744 sq ft, new kitchen 600, parking lot (fully sized to accommodate 30 cars, patrons, employees and tenants) 6,260, Entry, driveway and paths 4,836 sq ft = 13,440 sq ft or 28% lot coverage. An area variance to exceed the lot coverage by 8% would allow for a conforming parking lot and would represent the minimal amount of relief necessary to allow the project to move forward.

Board member Moynihan moved that the area variance be approved, finding the following from board discussion, town official input and public testimony:

The lot is an existing small lot with a large historical building on it. This relief to dimensional hardship allows the existing structure to be used in its entirety. Board members noted that the Village Residential Zoning for a property with an existing structure were keys to their considering this for variance approval.

The application is not contrary to the public interest allowing the variance would reduce the likely of parking on the public street, mitigating a possible public hazard.

The proposed use is in concert with the expressed spirit of the ordinance which encourages the reuse of existing buildings in the village zone.

Substantial justice will be done by allowing the proposed use to move forward. The lot is of a sufficient size that reasonable green space will continue to exist on the property.

No testimony was heard that the use will be detrimental to surrounding property values.
The variance represents a relatively small amount of change, but significantly enhances the project’s ability to function as the zoning ordinance intended. The motion was seconded and voted unanimously in the affirmative, granting a variance from the town’s 20% lot coverage requirement. In this case, lot coverage can now be allowed up to 28%.

Board members next turned their focus to the special exception portion of the project, noting that the Approved Combination of Related Uses option requires the board to be clear on what types of changes would trigger further town review.

The Board held a long discussion centered on the operational details of the proposal. Concerns were raised about the need to screen patron headlights from abutting properties.

In reviewing/discussing the application details the board made the following findings:

The multiple family use is permitted in the zone by special exception.

The restaurant use is permitted in the zone by special exception.

The lot is served by both municipal water and sewer and the water district has confirmed that the new restaurant use is acceptable to them and does not present a problem.

The age of the structure, pre 1995, qualifies for the Approved Combination of Related Uses special exception.

Hours of operation are stated to be Monday thru Thursday 4pm to 10pm. Friday, Saturday and Sunday 4pm to 11pm. This is a reduction over what was proposed.

From the Buildings Inspector and Police Chief with conditions both uses can be compatible on this lot and location.

At the conclusion of this discussion member Moynihan moved to, based on the above, to approve the application with the following conditions and terms:

Approval Conditions to include:

1. Site Plan Review by the Planning Board, unless specifically waived.
2. Life Safety Code Compliance review by a fire protection engineer service.
3. Compliance with all applicable state and local regulations for restaurants and multifamily residential buildings.

Concerning the specifics of an Approved Combination of Related Uses Special Exception the board determined that the following would represent a substantive change triggering additional review:

- Increased seating
- Expansion of hours of operation
- Parking overflow problems
- A change in state licensing
- Outside seating
• Amplified musical performances

The motion was seconded and voted unanimously in the affirmative.

The meeting adjourned at 9:30pm

Submitted,

Stephen Halleran

Richard Colburn, ZBA Chair
MINUTES OF THE ZONING BOARD OF ADJUSTMENT
MEETING OCTOBER 14TH 2013
MERIDEN TOWN HALL

Zoning Board
Members Present: Richard Colburn, Chairman Brad Atwater
Ted Moynihan Bill McGonigle

The meeting opened at 7pm

The Board caught up on approving past minutes and signing amended minutes.

Preliminary Discussion Mark Horne: Mark Horne met with the Board to discuss his #142 Route 12A property (107/40) which consists of 9 acres of land with an existing farm house and a now shutdown horse boarding operation. The farmhouse has, for many years, contained three apartments. The multifamily use dates back at least 30 years. Mark is considering holding weekly or monthly auctionson the site, mainly involved with the sale of agricultural products. A periodic flea market use might also be part of the deal. Halleran had asked Mark to attend this meeting, as the Zoning Ordinance does not seem to permit this combination of multi-family residential and commercial uses outside of the VR zone. Either one would likely be done on this lot under the current ordinance, but not the combination of the two. Board members felt that this might well be a good use for the property, but a change in the zoning ordinance would be needed or possibly a variance from the terms of the ordinance. Mark was encouraged to go meet with the Planning Board to see if they would be interested in eliminating the prohibition of multi-family buildings being part of an Approved Business Project could be eliminated (letter g section 3.5 operation criteria). This section of the zoning ordnance was created to allow multiple uses on the same property along state highways. A similar section in the ordinance, Combination of Related Uses (section 4.3) would allow this project, but only in the VR zone.

The meeting was adjourned at 8:15pm.

Submitted,

Stephen Halleran Richard Colburn, ZBA Chair