

MINUTES
ZONING BOARD OF ADJUSTMENT
JUNE 2, 2016

PRESENT: David Lage, Vice Chairman, Stanford Long, Edwin Somero, Marianne Graham, Walker Farrey
Joanne Meshna, Lori Rautiola

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

William Poole – Submission of a special exception application: Mr. Poole, 11 Porter Hill Road, lot 11/6-1, submitted a special exception to Article V.D.3 of the Zoning Ordinance. He proposes retail sales of his chocolate products three days a week, Thursday 12:00-8:00 p.m., Friday and Saturday 10:00 a.m. to 6:00 p.m. from his home.

Marianne made a motion to accept the special exception application as complete. Stan seconded the motion and it passed unanimously. The public hearing will be held on July 7, 2016 at 7:00 p.m.

Malcolm and Mary Rode – Submission of a variance application: Mr. and Mrs. Rode, 158 Main Street, lot 12/25, submitted a variance application to Article XII.A. of the Zoning Ordinance. The applicants are in the process of selling their home. The septic system is not conforming as it is a drywell. The home inspector determined the septic system had failed but upon having it pumped, it was determined not to have failed. Mr. and Mrs. Rode and the new buyers agreed the septic system would be replaced. The system does not meet the setback to the road.

Marianne made a motion to accept the variance application as complete. Edwin seconded the motion and it passed unanimously. The public hearing was scheduled for July 7 2016 at 7:45 p.m. The applicant were reminded if they are not the owners at the time of the public hearing, they will need a letter of authorization from the new owners.

7:30 p.m.:

David read a letter of resignation from Clark Baldwin effective May 9, 2016. The Board noted his years of service and that he will be missed.

David made a motion to approve the minutes of the April 7, 2016 meeting. Stan seconded the motion and it passed unanimously. Walker made a motion to approve the minutes of the May 5, 2016 meeting. Edwin seconded the motion and it passed with two abstentions.

The meeting adjourned at 7:35 p.m.

Respectfully submitted,
Joanne Meshna, Town Administrator