

ZONING BOARD OF ADJUSTMENT  
DECEMBER 3, 2016

PRESENT: Wendy Juchnevics-Freeman, Chair, David Lage, Edwin Somero, Stanford Long, Walker Farrey, Joanne Meshna, Lori Rautiola

The meeting was called to order at 7 p.m. at the Town Office. Walker was appointed to fill the vacancy of Marianne Graham.

7:00 p.m. Dean and Patricia Card – Submission of a variance application: Patricia and Dean Card own lot 11/123 on Turnpike Road. A variance application from Article XII. A. of the Zoning Ordinance was submitted to allow replacement of a failed septic system within the 75 ft. wetland setback. Mr. Card stated they would like to sell the house and cannot do so with a failed septic system. The septic designer, Sharon Monahan, has proposed a new design but is 50 feet from the wetlands which meets DES requirements but not the Town's 75 ft. setback. Wendy questioned where the abutter's wells are located. The members reviewed the new design and determined a site visit was necessary. Wendy requested Mr. and Mrs. Card find out where the abutters' wells are located before the site visit. The site visit was scheduled for December 17, 2016 at 10 a.m. David made a motion to accept the application as complete. Stan seconded the motion and it passed unanimously. The public hearing was scheduled for January 5, 2016 at 7 p.m.

7:15 p.m. Adam Haavisto - Submission of a special exception application: Adam Haavisto, 39 Ashlawn Farm Road, lot 8/58-6, submitted a special exception application to Article XIII. Section N of the Zoning Ordinance. He proposes to construct an in-law apartment in his barn which already has a bathroom and is heated with a pellet stove. A bedroom and kitchen would be added. The application was reviewed and Wendy noted the answers to the questions were not complete and requested Mr. Haavisto to read the Zoning Ordinance and answers the questions with complete sentences for the public hearing.

Stan made a motion to accept the special exception application as complete. Edwin seconded the motion and it passed unanimously. Wendy scheduled a site visit for the property on Saturday, December 17, 2016 at 9:45 a.m. The public hearing was scheduled for January 5, 2016 at 7:30 p.m.

Walker made a motion to approve the November 3, 2016 minutes. David seconded and it passed unanimously.

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Lori Rautiola, Land Use Clerk

