

ZBA Agenda
February 23, 2021

7:00 p.m. Meeting Convenes / Roll Call / General Business (quorum 3/5)

- | | | |
|---------------------------------|-------------------------|------------------------------|
| 1) Billie Maloney, Chair | 4) Rick Snyder, PB Alt. | |
| 2) Kevin Scott, Vice Chair | 5) William Gregsak | |
| 3) Jack Cannon | 6) Vacancy | 7) Joseph Hagan, BOS Liaison |

- I. Call to Order, Roll Call
- II. Potential Non-Publics
- III. Correspondence

Letters of Support (2) Connelly/Field to Fork Farm
Board of Selectmen – Use of Jack Road Connelly/Field to Fork Farm
PB Minutes RE: Conceptual of Back in Thyme/Peloquin
Copy of Motion for Rehearing Received 2-18-21 for 11-52-2 – **Scheduled 3-16**
FYI – ONLY – no discussion

- IV. Updates

Financial Report period ending 1/31/21
Zoning Amendments
Rules of Procedure
Assessor – Tax Cards

- V. Unfinished Business: **Approve Minutes for January 19, 2021**
- VI. Training
- VII. Hearings:

Reading of Public Notice. Published in Nutfield on 2-3-21. Posted 1-25-21. Abutters Notified 2-3-21. Continuance posted on 02-15-21 on the Town Webpage and in four places at Town Hall including two exterior doors. Applicants were called. Abutters who had written letters were emailed on 2-15-21.

Ms. Osborne will be out of town and has elected to present via Zoom.

NEW BUSINESS:
Hearings:

7:15 PM:

1. The application of Sean Carlson & Amanda Carlson for Variances from Article 4, Section 4.2.1 (expansion of a prior non-conforming lot) as the existing driveway is approximately 20' from the side property line at the closest point and Article 2 Section 2.53 states side setbacks extend to the front of the lot and expressly prohibit driveways from existing there; and Article 5, Section 5.3.5 Table 1 (Table of Dimensional Requirements) of the Ordinance to permit an extension off the existing driveway to the back of the property for access to a future detached garage where the expanded driveway would be ten feet (10') feet from the side property line at the closest point where 25' are required.

On the premises known as Map 002-045-000, 178 Halls Village Road in the R-1 Zoning District

Opened @ _____ Members Voting _____

Close Public / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____

7:45 PM:

2. The application of Ernest J. Calderone and Mary A. Calderone, Trustees of the Ernest and Mary Calderone Trust for a Variance from Article 5, Section 5.7.8 Table 2 (Table of Dimensional Requirements) of the Ordinance to permit a 15'x22' carport to be constructed on the right side of the existing garage which places the carport five (5') into the setback at the front or only seventy feet (70') from the wetland where 75' are required

On the premises known as Map 006-012-108, 28 Wilcombs Way in the R-1 Zoning District

Opened @ _____ Members Voting _____

Close Public / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____

8:15 PM: **BY ZOOM**

On the premises known as Map 005-015-000, 66 Chester Street in the R-1 Zoning District

[illegible]

8:45 PM:

On the premises known as Map 016-009-000, 15 Chester Street in the R-1 Zoning District

The applicant is scheduled for SPR with the PB on February 24, 2021 (potential to be waived but not w/o hearing)

9:15 PM:

[illegible]

On the premises known as map 002-082-000, 82 Pulpit Rock Road in the R-1 Zoning District

9:45 PM:

6. The application of Patrick J. Connelly & Daniela Connelly, Trustees of the Connelly Family Trust for a Special Exception under Article 5, Section 5.3.3.9 to permit agritourism to host farm related education, health and wellness seminars, retreats and weddings to be held outdoors and/or under rental tends (not owned by the applicants) with rented portable toilets. Parking would be directed off street to a large former riding paddock.

On the premises known as Map 002-091-000, 522 Haverhill Road in the R-1 Zoning District

Due to the uncertainty of the recording of the signed deed to the Conservation Commission/Town of Chester for the Jenkins Farm parcel, both Martel and the HOA were notified by Certified Mail. The Conservation Commission was emailed and asked for input and provided a Zoom link to the meeting.

Opened @ _____ Members Voting _____

Close Public / Deliberations @ _____

Motion _____ Second _____ Vote _____

Conditions _____

Hearing Closed @ _____ **Reading of 30-Day Notice**