

ZBA Agenda
September 21, 2021

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

- | | |
|---------------------------------|---|
| 1) Billie Maloney, Chair | 4) Rick Snyder, Planning Board Liaison (<i>voting member</i>) |
| 2) Kevin Scott, Vice Chair | 5) William Gregsak |
| 3) Jack Cannon | 6) Steve D'Angelo, BOS Liaison |

- I. Call to Order, Roll Call
- II. Minutes Approval of August 17, 2021 Meeting Minutes
- III. Non-Public 91-A:3(II)(e) Consider advice of legal counsel (if needed)
- IV. Training 1. *A Look at the New Housing Appeals Board – Wed, 10-13-21 Noon to 1 PM Webinar*
 2. 91-A RTK & Records Retention – 9-1 on Thurs 10-14-21 **Virtual Wkshop \$55**
 3. 2021 Virtual Land Use Law Conference 9-4 Sat 9-18-21 **Virtual \$70**
- V. Correspondence Abutter's Report – PO Issues
- IV. Updates Financials/Budget 10-21-21 BOS Meeting
 Drive for Members/Volunteer Application
 Application Form – Progress Report and Recommendations/Survey?
 Recommendations to PB for updates to Z/O
- V. Unfinished Business: **Approve Minutes for August 17, 2021**

VII. Public Hearings:

Reading of Public Notice. See abutters report. Posted 8/18/21, Webpage 8/18/21, Abutters 8/20/21, Publication on 8/26/21 Tri-Town

7:15 PM:

The continuation of the application of Kyle G. Salie and Elizabeth Salie for Variances from Article 9 to permit an 28'x32' Accessory Dwelling Unit on the second floor of a proposed garage not attached to a single-family dwelling which does not meet the requirement of Subsection 9.4.1 setback requirements or Subsection 9.4.2 Interior Door and a Variance from Article 5, Subsection 5.7.8 Table 2 (buffers and setbacks in the Wetlands Conservation District) to construct the structure comprised of the unattached garage and 28'x32' ADU within 59' of wetlands where 75' are required

On the premises known as Map 002-049-001, 15 Town Farm Road in the R-1 Residential zoning district

7:45 PM:

The application of Sean Carlson and Amanda Carlson for a variance from Article 5, Section 5.7.8, Table 2 (Table of Dimensional Requirements) of the zoning ordinance to permit a detached garage to be within 70.5' from the wetlands where 75' are required

On the premises known as Map 002-045-000, 178 Halls Village Road in the R-1 Residential zoning district

8:15 PM:

The application of Paul J. Rich for a variance from Article 5, Section 5.7.8, Table 2 (Table of Dimensional Requirements) of the zoning ordinance to permit a garage to be built 65' from wetlands where 75' are required

On the premises known as Map 011-014-206, 23 Birch Road in the R-1 Residential zoning district

8:45 PM:

The application of Edsel Barred Properties, LLC d/b/a Farr Automotive Repair for a variance from Article 5, Section 5.4.4 Table 1 (Table of Dimension Requirements) of the zoning ordinance to permit a sign with 0' setback from the side property line where 50' are required

On the premises known as Map 009-063-000, 680 Raymond Road in the C1 Commercial zoning district

9:15 PM:

The application of Erika De Beckers and Erwan De Beckers d/b/a Ark Animal Homecare, PLLC on behalf of Paul Faxon and Darlene J. Faxon for a variance from Article 5, Section 5.3.4 (Prohibited Uses in the R-1 zone) to operate a commercial veterinary practice on the premises in addition to three mobile veterinary vans which will be parked on-site and utilized as part of the veterinary practice

On the premises known as Map 005-045-000, 10 Edwards Mill Road in the R-1 Residential zoning district

Salie 28'x32' 896 SF ADU second floor of detached proposed garage.

1. To permit the 28'x32' 896 SF ADU on the second floor of "detached" (per application) proposed garage despite #1 and #2 below, so which will not comply with or have:

- ii. 9.4.2 access through garage. Attached ADUs are required to have an interior connecting door between the principal unit and the ADU – if detached does not apply**

2. Wetlands Setback 5.7.8 59' where 75' required

Opened @ _____ Members Voting _____

Public Comment is Closed / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____

[illegible]

7:45 PM Carlson

Opened @ _____ Members Voting _____

Public Comment is Closed / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____

[illegible]

8:15 PM Rich

2" Table 2 wetlands setbacks is 5.7.8 65' where 75' required see Vernal Pool

Opened @ _____ Members Voting _____

Public Comment is Closed / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____

8:45 Farr Auto – 5.4.4 Table 1 Sign with 0' setback from side property where 50' required (Comm)

Opened @ _____ Members Voting _____

Public Comment is Closed / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____

9:15 DeBeckers – Commercial Veterinary Practice 5.3.4 (prohibited in R1)
Note Edwards Mill operated under home occupation and did not have a variance

Opened @ _____ Members Voting _____

Public Comment is Closed / Deliberations @ _____

Motion _____ Second _____ Vote _____
Conditions _____