

These minutes are subject to the possible changes and corrections during the approval process of a subsequent ZBA meeting.

1 **Chester Zoning Board of Adjustment**

2 **Approved Minutes of May 15, 2018**

3 **Members Present:**

4 Chair Billie Maloney
5 Vice Chair Kevin Scott
6 Adam Maciaszczyk
7 Courtney Cashman

8 **Absent:**

9 Jean Methot, Alternate
10 Richard Snyder, Alternate
11 Matt Gelinias, Alternate

12 **Guests:**

13 Jack Cannon
14 Erika DeBeckers
15 Kevin White
16 Travis Clay
17 Rose Vallee
18 Peter Dembitzky
19 Jonathan Farr
20 Mike Oleson, Road Agent
21 Robert Latham
22 Robert Manfrate
23 Nancy Hoffman
24 Kellie Doherty
25 Staci Frazier
26 Douglas & Paula Potter
27 Terry Akashian
28 Annette Kurman
29 And other persons unknown to the minute taker

30
31 **Agenda**

- 32 1. **Call to Order/Roll Call**
33 2. **Spring Seminar**
34 3. **Members**
35 4. **Approval of Minutes – April 17, 2018**
36 5. **Public Hearings**

- 37 a. Jonathan Farr, Edsel Barred Properties, LLC for a variance from Article 5,
38 Section 5.4, Subsection 5.4.4 (Table 1) to permit the construction of a

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39 26'x190' parking island with (17) 9'x20' stalls and (1) 8'x20' handicap stall
40 with required 8'x20' loading zone 0' from the Shaker Heights Road property
41 line and 30' from the Raymond Road (front) property line where 75' is
42 required; and to construct a 42'x120' mixed-use building at this location 55'
43 from the Raymond Road (front) pre-existing property line where 75' is
44 required on the property known as Map/Lot 009-063-000, located at 680
45 Raymond Road

46
47 b. Rose Vallee for Peter Dembitzky for a variance from Article 5, Section 2
48 and Article 5, Section 5.3.5 Table 2 to permit the construction of a hay
49 storage building within 75' of a man-made pond which is defined as
50 wetlands by NH RSA 485-A:2, XIV on the property known as Map/Lot 009-
51 092-003 located at 560 Fremont Road

52
53 c. Erika DeBeckers doing business as ARK Animal Homecare, PLLC for a
54 variance from Article 5, Section 5.3.5 Table 1 to permit paving of the
55 65'x124' parking area and creation of an 18' driveway setback 20' from the
56 front property line where 40' is required on the property known as Map/Lot
57 009-037-001 located at 112 Towle Road

58
59 d. Travis Clay for a variance from Article 4, Section 4.2.1 expansion of a prior
60 non-conforming use, to permit the construction of a second driveway on the
61 right side of a lot. The lot is 1.19 acres where 2 acres is required. Dwelling
62 is within front setback where 40' is required, on the property known as
63 Map/Lot 005-063 located at 21 Donna Street

64

65 **1 Call to Order/Roll Call**

66
67 Chair Maloney called the meeting to order at 7:05 pm. By roll call were present:
68 Chair Billie Maloney, Vice Chair Kevin Scott, Courtney Cashman and Adam
69 Maciaszczyk, all being regular members of the Board.

70
71 Vice Chair Scott advised those who were present for the Public Hearing that there
72 were four of the five regular members present for this hearing to vote on the
73 applications, and as the odds increased, they had the option to continue their
74 hearing until the next monthly meeting, however not guaranteeing there would be
75 a better attendance. Vice Chair Scott asked if anyone would like to have their
76 hearings continued and there being none, read the 30-Day Appeal Notice and
77 advised that any party who objected to the decision could file for a rehearing and
78 proceeding with construction would be at their own risk during this time period.

79

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80 **2. Spring Seminar**

81
82 Vice Chair Scott stated that the seminar had been well attended and that two
83 members, himself, and Mr. Maciaszczyk and in-coming member, Mr. Cannon as
84 well as the administrative assistant had gone to the seminar. Chair Maloney added
85 at the close of the hearing that the training session recommended to be consistent
86 with voting and deliberations. As with tonight's hearing, to have each member go
87 over each of the five points.

88
89 **3. Minutes – April 17, 2018**

90
91 ***Mr. Scott motioned to accept the minutes of April 17, 2018 as written. Mr.***
92 ***Maciaszczyk seconded his motion, with all in favor, so moved.***

93
94 **4. Public Hearings**

95
96 Vice Chair Maloney advised that as the Road Agent, Mike Oleson was here to
97 speak on two of the applications, she would like to change the order so that those
98 can go first.

- 99
100 a. Erika DeBeckers doing business as ARK Animal Homecare, PLLC for a
101 variance from Article 5, Section 5.3.5 Table 1 to permit paving of the
102 65'x124' parking area and creation of a 18' driveway setback 20' from the
103 front property line where 40' is required on the property known as Map/Lot
104 009-037-001 located at 112 Towle Road

105
106 Mrs. Debeckers indicated that she was waiting for Mr. White, who appeared shortly
107 thereafter, as she was told she would be going third.

108
109 Vice Chair Scott read the Public Notice portion that pertained to Mrs. DeBeckers
110 application into the record.

111
112 Chair Maloney summarized the application for variances to pave the parking area
113 and have an 18' driveway entrance.

114
115 Vice Chair Scott stated that the difference between this application and the
116 application Mrs. DeBeckers had come in for in March, reading that decision out
117 loud, was that the paving wasn't mentioned and is within the front setback, reading
118 the Building Inspector's denial letter.

119
120 The March variance was conditioned upon the approval of the Road Agent. Mr.
121 Oleson stated that he was satisfied and approved the driveway design.

122
123 Mr. White spoke to Mr. Oleson's concerns regarding runoff and low spots and Mr.
124 Oleson offered that this would improve upon conditions not only of the property
125 itself, which tends to be muddy, but minimizing water, runoff and potential icing

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126 across the road surface after heavy rains. Mr. Oleson testified that there used to
127 be a culvert that drained beneath the road, but it had been removed at some point.

128
129 Mrs. DeBeckers read her application verbatim into the record.

130
131 Chair Maloney asked about the arborvitae screening. Mr. White responded that it
132 would be that or a similar evergreen.

133
134 Chair Maloney asked if the number of vehicles would be 6-7 and Mrs. DeBeckers
135 responded that yes, it would be the same.

136
137 Chair Maloney asked if there were any questions from the public, and being none,
138 closed the hearing to the public at 7:25 pm for deliberations.

139
140 Chair Maloney stated that "This will provide off-street parking for the same area
141 which is muddy and dirty." "Because paving is now considered a structure it is in
142 the front setback." "The Road Agent has approved the plan, which was a condition
143 of the March variance." "The spirit, substantial justice has been observed and
144 there is no diminishing of values of surrounding property." "The hardship is the
145 driveway and parking area in the front setback, would agree to all five points."

146
147 Mr. Maciaszczyk questioned whether it would be subject to Site Plan Review from
148 the Planning Board.

149
150 Mr. Oleson stated that he was not an expert on runoff and did not know the
151 drainage on that, it may not be a problem. Vice Chair Scott asked if it could be
152 pitched back some and Mr. White thought that it could be. Chairman Oleson stated
153 that the old culvert may have to be put back at some time.

154
155 Mr. Maciaszczyk stated that he felt that granting the variance would not be contrary
156 to the public interest. "Based on the fact that it's a muddy pit right now, paving
157 would be good." "The spirit and substantial justice are observed." "This would
158 allow the business to continue to operate which provides an essential service to
159 the town." "It won't diminish the value of surrounding properties." "I can see the
160 hardship as the only other alternative is to park on the should and bang them up
161 pretty good." "I would vote yes on all five points to grant the variance."

162
163 Chair Maloney asked how many acres. Mrs. DeBeckers responded that there
164 were two.

165
166 Mrs. Cashman stated that she agreed with everything Mr. Maciaszczyk said. "The
167 parking is obviously an issue there." Rather have off-street." "Is safer, not muddy."
168 "The spirit is observed; parking and the business is wonderful for the community
169 so the substantial justice allows the continued practice." "The values will not be
170 diminished." "The parking will be screened and not be on the side." "The Road
171 Agent addressed the unnecessary hardship." "Yes, on all five."

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Vice Chair Scott clarified that “if anyone is thinking of using her services, its not going to be a mud bog, it’s going to be a whole lot better.”

Chair Maloney advised Mrs. DeBeckers that if the business, being that its on a small, two-acre lot, is to grow in the future, she may want to move to a commercial zone. Mr. White advised that the septic allowed for growth to a certain point.

Chair Maloney motioned to grant a variance from Article 5, Section 5.3.5 (Table 1) to construct a 65’x124’ paved parking area with an 18’ wide entrance, per the plan shown to the Board, conditioned upon screening with the arborvitae trees shown on the plan be done, or similar, with approval of the Road Agent. Mr. Maciaszczyk seconded her motion, with all in favor, so moved.

Chair Maloney advised that they would receive a letter in the mail. Mrs. DeBeckers and Mr. White departed the meeting at 7:35 pm.

- b. Travis Clay for a variance from Article 4, Section 4.2.1 expansion of a prior non-conforming use, to permit the construction of a second driveway on the right side of a lot. The lot is 1.19 acres where 2 acres is required. Dwelling is within front setback where 40’ is required, on the property known as Map/Lot 005-063 located at 21 Donna Street

Vice Chair Scott read the Public Notice out loud. Chair Maloney explained the scope of the application which was for a second driveway within the 25’ setback requirement on a pre-existing non-conforming lot with a dwelling which is 1.19 acres where 2 are now required.

Mr. Clay read his application into the record verbatim.

Chair Maloney asked Mr. Clay what kind of secondary vehicles were parked on the premises. Mr. Clay answered that mainly his work vehicle which was a tractor-trailer that he brought home when it was empty. Chair Maloney asked Mr. Clay if he owned the vehicle. Mr. Clay answered that it was the company’s vehicle, primarily out of Newburyport, MA and he hauled for Stoneyfield Yogurt which was out of Londonderry, NH. Chair Maloney asked Mr. Clay why he wasn’t able to keep the vehicle at the company. Mr. Clay explained that his reasons were that you are allowed to drive only a logged allowable number of hours and parking at his home allowed him to shave off the drive time to and from the company.

Vice Chair Scott asked Mr. Clay what kind of trailer he had, was it a freight-box? Mr. Clay answered that it was a tanker and when weighed empty it was no heavier than most commercial vehicles, and as it was 70’ long, the weight was spread out much more so than with a dump or utility vehicle with a shorter length.

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218 Vice Chair Scott asked Mr. Clay if the driveway construction had begun and Mr.
219 Clay explained that he was unaware that he needed a permit from the Building
220 Inspector.

221
222 Mr. Latham, of 31 Donna Street stated that he did not want it to become a truck
223 stop, as their bedroom, dining room and kitchen were on that side and were going
224 to get fumes and noise and the road is starting to break up and he is concerned
225 that the roads are not constructed to handle that weight.

226
227 Vice Chair Scott asked Mr. Latham how close and he stated 60' plus or minus.

228
229 Mr. Manfrate of 30 Donna Street stated that he was concerned because "the law
230 says 25' from the property line and so that's the way I'd like it to stay." "My
231 neighbors are moving soon, I don't want this happening to me."

232
233 Chair Maloney clarified that Mr. Clay was not getting a variance because of 25'.
234 "That's not why we're here." Chair Maloney clarified that Mr. Clay is looking to
235 construct a second driveway on a lot that is 1.19 acres where 2 acres are now
236 required which encroaches on the front setback, making the lot a non-conforming
237 lot. "We're not going to ask him to move, the lot would still be non-conforming
238 because of its size, he is expanding."

239
240 Mr. Maciaszczyk asked Mr. Clay how often he brought the vehicle back with him.
241 Mr. Clay stated that he tries to be courteous, doesn't leave it running in the
242 morning, starts for five minutes. "Federal guidelines allow 14 hours of driving and
243 its easier to come home in the allotted time than sleep in the truck or drive from
244 Newburyport."

245
246 Mrs. Hoffman of 22 Donna Street stated that she lives directly across the street
247 and has no problems with this driveway and thinks it's a good idea. "Travis is the
248 slowest driving person, often we leave at the same time, the truck is quiet and
249 makes less noise than the UPS truck that comes flying in and it is an improvement
250 over what's there."

251
252 Vice Chair Scott asked Mr. Clay what time he normally left, 6-7, not too early? Mr.
253 Maciaszczyk added "You don't crank it up at 3 am?" Mr. Clay stated rarely. Vice
254 Chair Scott asked Mrs. Hoffman if that was what she observed, and she stated
255 "Yes" and added that trash pickup shows up between 3 am and 4, revving their
256 engines and hydraulics and he is quieter than that.

257
258 Mrs. Doherty of 11 Donna Street stated that she lives on the other side of Mr.
259 Latham and agreed that the trash truck wakes them up at 3 am and stated that
260 they didn't even hear Mr. Clay leaving in the morning and he drives very slow, as
261 he says, on the road.

262

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263 Road Agent Mike Oleson stated that he went out and did some measurements of
264 the apron and it measures 44.’ “Bringing a tractor-trailer onto a road that is 22’
265 wide, there is no way you can get it in and out without going off road.” “The road
266 is fragile, jacking the rear wheels will and is ripping up the pavement and everyday
267 use is going to cause problems to the road surface which is already bad in that
268 neighborhood with no money to fix it if it falls apart and gets worse than it already
269 is.”

270
271 Vice Chair Scott asked about a wider apron.

272
273 Road Agent Oleson explained that “You’re into the mud already when you pull ou
274 in the morning.” “I drive a truck and it’s a tough spot to get into and you don’t get
275 in on one shot, most times.”

276
277 Mr. Clay stated that he stopped and weighed the truck. Mr. Maciaszczyk read the
278 bill which reported 34,980 lbs. empty. Mr. Clay added that most tandem dumps
279 are 55,000-65,000 lbs. and do greater harm because they’re shorter, their turning
280 radius is shorter. Road Agent Oleson added that its not the weight, it’s the dual
281 end when you back up, the tires are tearing away at the asphalt.

282
283 Vice Chair Scott asked about making the new flare on the proposed driveway 44.’

284
285 Road Agent Oleson explained that it will not alleviate the truck backing and turning
286 on the roadway.

287
288 Mr. Latham asked if you went from 44’ from the 25’ you would be in the drainage?
289 Mr. Clay showed the plan. Vice Chair Scott suggested that with the 25’ from the
290 required setback out there, and only 44’ flare, again, it would move that over onto
291 the town right of way over 11’ on each side.

292
293 Road Agent Oleson stated that it would still be chewing up the road.

294
295 Chair Maloney clarified for everyone that there was nothing in zoning that says you
296 can’t have a tractor trailer on your property. This is a neighborhood with small lots.
297 The homes are closer together than in other areas.

298
299 Chair Maloney asked if there were any questions and being none closed the
300 hearing to the public at 8:05 pm.

301
302 Chair Maloney stated “This is not your personal tractor-trailer.” “It belongs to your
303 employer in Londonderry.” “I don’t understand why you have to bring it home.”
304 “This is a non-conforming 1.19 acres lot.” “Why you need to have a second
305 driveway on this I don’t see anything in the five points that I could vote yes on to
306 say you can have a second driveway.” “There’s no hardship.” “You have a
307 driveway.” “Most people who have a second work vehicle, leave it at work.” “I
308 don’t see the necessity and the value could be diminished by having a tractor-

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309 trailer there.” “I don’t see how this would be in the public interest, the spirit isn’t
310 being observed.” “There is no hardship.” “You have a driveway already.” “You
311 don’t need a second driveway.”

312
313 Chair Maloney continued “If I were a neighbor, I would have a problem with this.”
314 “I know some don’t care and others do, but trying to look at what is best for the
315 town and you, and I think the town is losing if we allow you to have another
316 driveway, which according to the Road Agent is wrecking the road.”

317
318 Mr. Maciaszczyk stated that he would be a yes if it wasn’t for the employer is out
319 of Newburyport and hauling out of Londonderry. Wouldn’t let you leave it there?
320 Mr. Clay stated that he asked multiple spots to drop trailers and they’ve said no.
321 “It makes an in-between point for him to get home on a regular basis rather than
322 having to stay out on the truck for no reason.”

323
324 Vice Chair Scott added that if he’s in that truck at the 14 hour point the truck will
325 get pulled over and parked wherever.

326
327 Chair Maloney stated that there must be someplace closer to park that truck.
328 There have been three abutters, none vehemently opposed, his speed is
329 reasonable the truck is quiet. “The question is about whether we can vote on the
330 five points that he can have a second driveway.”

331
332 Mr. Maciaszczyk stated for the purpose of argument “what if it were an RV?”

333
334 Vice Chair Scott continued “Let’s say it was a motor home that he couldn’t fit.”

335
336 Mrs. Cashman stated, “it would tear up the road the same way.”

337
338 Chair Maloney clarified “two driveways with two exits in a non-conforming
339 substandard piece of property.”

340
341 Vice Chair Scott stated that he could see both sides.

342
343 Mrs. Cashman stated that “It sounds like you’re polite, but there is a problem when
344 the road agent is saying that five years from now, and there is a neighbor who
345 showed concern about property values being diminished.” “I have a problem with
346 the five points, not because of the truck, but because of the second driveway on a
347 sub-standard lot, concentrate on that.”

348
349 Mr. Maciaszczyk stated that “it’s someone’s property, it doesn’t encroach.” “I do
350 see your side of it.”

351
352 Chair Maloney added that the lots are small, the houses close together. “I can’t
353 see this lot having two driveways on Donna Street.”

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354 Vice Chair Scott stated that he would like to continue this hearing to drive through
355 and see how many other residents have two driveways in that neighborhood.

356
357 Chair Maloney asked the road agent if he knew of any other lots on Donna Street
358 that had two driveways. Mr. Latham stated that there were no other houses on
359 Donna Street that do, and he has been there for many years. **Correction: Mr.**
360 **Latham contacted Vice-Chair Scott on June 21, 2018 and amended this testimony.**
361 **There are in fact, a few other second driveways on Donna Street.**

362
363 Road Agent Oleson stated that it is not the weight of the truck, it's the every day
364 backing up in that same truck. Oils trucks come once a month, others once a week
365 or so, it's the every day use on the same spot that is his concern.

366
367 Mr. Maciaszczyk asked about continuing it? Vice Chair Scott stated that he will
368 take Mr. Latham's word that there are no other residents with second driveways
369 but there are or could be those who are parking off street on areas that are not
370 designated as driveways, which is more of an eyesore than putting in a paved
371 driveway.

372
373 Mr. Maciaszczyk stated that "we have a delivery box truck and have to put down
374 heavy duty concrete, so I understand where he is coming from." The biggest point
375 is that this is contrary to the public interest. "You do have a hardship because of
376 the property but you have to get a yes vote on all five points to get a yes from us."

377
378 Vice Chair Scott stated that if he had a two-acre lot and his house was setback we
379 wouldn't be here; the road wouldn't be a consideration.

380
381 Mr. Maciaszczyk stated "I think granting would be contrary to the public interest."

382
383 Chair Maloney advised him to state why.

384
385 Mr. Maciaszczyk stated that because of the long-term damage that it would do to
386 a road, that is already a little beat up, which is normal around here. Spirit would
387 be observed, yes and no on that. Mainly the public interest. Substantial justice
388 would allow him to park his work vehicle. Agree with the values its hard to quantify
389 if a new driveway would diminish that. Unnecessary, small lot encroaches on the
390 short frontage..." acreage" corrected Vice Chair Scott. Making changes to utilize
391 the property, natural hardship, use is reasonable, agree with that, trying to use the
392 property in way that is best for him and so yes on four and no on one, so "I won't
393 be a yes."

394
395 Chair Maloney stated that she felt the spirit, justice and all of that, is a no vote from
396 her. "On a 1.1-acre substandard lot which is overcrowded, this is too much on this
397 lot and there is no hardship here." "I don't think the use is a reasonable one on a
398 1.1-acre lot in this neighborhood." "I don't see that he needs to have a second
399 driveway, I vote no."

400
401 Mrs. Cashman stated that it would be contrary to the public interest based on the
402 road agent's testimony, the spirit, overcrowding on small acreage, adding a second
403 driveway, that's why we're here. "I know that it would enable you to work and live
404 more comfortably, that's the hard part for me." "The value of surrounding, you are
405 saying you would make it look nice and it sounds like you're a good neighbor and
406 there was someone who sated that he was concerned with his value." "I don't think
407 there's an unnecessary hardship, so have to say no."

408
409 Vice Chair Scott stated that contrary to the public interest, spirit of the ordinance,
410 substantial justice, he has not heard enough compelling testimony to think I would
411 not be able to support all three. Diminished values, not hearing testimony that
412 diminishes, yes, it's a tractor trailer, not every night. Chair Maloney added "talk
413 about driveway, not trailer." Vice Chair Scott continued "I cannot see how that
414 would diminish the value of surrounding properties. Reading..." Explain how the
415 criteria are not established, an unnecessary hardship, owing to special conditions
416 that distinguish it from other property in the area..." Nothing that distinguishes it,
417 lots all on the small side, all non-conforming. "That would mean that anybody that
418 wanted to do anything would need to come in." "Not seeing the hardship and would
419 also have to vote no and would cause me to deny."

420
421 **Mr. Maciaszczyk motioned to deny the variance from Article 4, Section 4.2.1**
422 **to construct a new driveway on the right side of the property on Map 5, Lot**
423 **6-3 on a non-conforming 1.19-acre lot where 2 acres are required. Mrs.**
424 **Cashman seconded his motion, with 3 in favor and Vice Chair Scott**
425 **abstaining, the motion passes with 3 votes in favor, request has been denied.**

426
427 Mr. Clay departed the meeting at 8:20 pm.

428
429 c. Rose Vallee for Peter Dembitzky for a variance from Article 5, Section 2
430 and Article 5, Section 5.3.5 Table 2 to permit the construction of a hay
431 storage building within 75' of a man-made pond which is defined as
432 wetlands by NH RSA 485-A:2, XIV on the property known as Map/Lot 009-
433 092-003 located at 560 Fremont Road

434
435 Vice Chair Scott read the Public Hearing notice out loud. Chair Maloney stated
436 that the RSA defines surface waters to include ponds and other bodies, natural or
437 artificial. Chair Maloney asked Ms. Vallee and Mr. Dembitzky if they were the
438 owners of the property and they responded that they were.

439
440 Chair Maloney asked Ms. Vallee and Mr. Dembitzky if they wanted to make a
441 36'x42' structure and Ms. Vallee stated that they made it smaller.

442
443 Chair Maloney stated, "You have a man-made pond." "Did you put it in?"

444 Ms. Vallee read their application into the record. Vice Chair Scott asked if they
445 had a mock up of the structure, advising that he was a stickler that the structure
446 when finished look like what was proposed to the Board at these hearings.

447
448
449 Mr. Dembitzky stated that he has an original listing sheet from 2005 and the
450 remarks include "skating pond" so the pond was put in in the early 70s. Chair
451 Maloney asked if it was a natural wet area. Mr. Dembitzky stated that it was no,
452 they dug a hole and let it fill up. Chair Maloney stated that it didn't matter it was
453 artificial. Chair Maloney asked how big it was and the owner estimated it was
454 100'x80' and 25' from the original barn which is twice as big as the proposed pole
455 barn, 36'x60,' 43' from the pond.

456
457 Mr. Maciaszczyk asked if it was too steep to move it back?

458
459 Ms. Vallee stated that she would be sacrificing her riding arena to put the building
460 up because it's the only level spot, its one or the other. "There is a huge ledge,
461 you would have to blast." "You would have to cut down the apple trees and then
462 it would be too close to the house." Ms. Vallee showed the Board pictures she had
463 on her laptop. "Its all granite slope, dips and goes up to another large granite hill."
464 "There was one barn fire because of hay."

465
466 Mr. Maciaszczyk asked if there would be a foundation. Mr. Dembitzky stated that
467 no just a pole barn with no foundation, vapor barrier and gravel. "We don't want
468 to get a box trailer, don't think it looks good, don't think the neighbors would
469 appreciate it." "We put our vehicles in the garage versus outside."

470
471 Chair Maloney asked if there were any questions and being none, closed the
472 hearing to the public at 8:35 pm.

473
474 Vice Chair Scott stated that the barn that burnt was that Pheasant Run,
475 LaMontagne. The garage is close to the house. Good hay isn't a problem but has
476 got some large bales that looked good on the outside and had some hot spots and
477 then it is combustible. "Do like substantial justice, its agriculturally pleasing."
478 "Don't see that its contrary to the public interest." "Its out of sight, I swung by there
479 early this evening, there were two dogs, they met me at the door." "Its going to be
480 invisible so not everyone will get to see that its agriculturally pleasing." "The hill is
481 solid granite, I'd be surprised you could even get down 4' with the pole barn." "In
482 favor on all five points."

483
484 Mrs. Cashman stated that it was in the public interest, for safety reasons for the
485 hay to be stored there. The spirit is observed, the substantial justice, its safe and
486 looks nice. "The value of surrounding properties will not be diminished."
487 "Unnecessary hardship, the previous placement its there forever, you can't move
488 that and the granite." "I'm in favor on all five."

489

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490 Mr. Maciaszczyk stated that “Yes, its not contrary to the public interest, the spirit is
491 observed, substantial justice, its agriculturally pleasing the values will not be
492 diminished.” “There is certainly a hardship based on the ledge you can’t find
493 another place to put it.” “Yes, on all five.”
494

495 Vice Chair Scott stated that he had a question he should have asked earlier, would
496 it have plumbing or electricity? Mr. Dembitzky stated no.
497

498 Chair Maloney stated, “yes, to the public interest, spirit, justice.” “I think it’s a
499 reasonable use and has special conditions because of the ledge.”
500

501 ***Chair Maloney motioned to grant the variance to construct a 36’x42’ hay barn***
502 ***within 30’ of a man-made artificial pond. Mr. Maciaszczyk seconded her***
503 ***motion, with all in favor, so moved.***
504

505 Ms. Vallee and Mr. Dembitzky departed the meeting at 8:40 pm.
506

507 d. Jonathan Farr, Edsel Barred Properties, LLC for a variance from Article 5,
508 Section 5.4, Subsection 5.4.4 (Table 1) to permit the construction of a
509 26’x190’ parking island with (17) 9’x20’ stalls and (1) 8’x20’ handicap stall
510 with required 8’x20’ loading zone 0’ from the Shaker Heights Road property
511 line and 30’ from the Raymond Road (front) property line where 75’ is
512 required; and to construct a 42’x120’ mixed-use building at this location 55’
513 from the Raymond Road (front) pre-existing property line where 75’ is
514 required on the property known as Map/Lot 009-063-000, located at 680
515 Raymond Road
516

517 Vice Chair Scott read the Public Hearing Notice out loud.
518

519 Vice Chair Scott asked Mr. Farr what a parking island is. Mr. Farr answered that
520 was the Building Inspector’s terminology for a parking spot.
521

522 Chair Maloney asked Mr. Farr if he was the owner of the property and he stated
523 that he was. Chair Maloney explained that the nature of the application was that
524 this was a Commercial lot in the C1 zone on 3.8 acres. The applicant was
525 requesting two variances, one to construct a 42’x120’ mixed-use building which it
526 going to be their home and place of business which is an auto repair shop, 55’
527 from Route 102 where 75’ is required. “Let’s look at each separately and then vote
528 on them together.”
529

530 Mr. Farr read his application into the record and showed the Board a copy of his
531 plan. Mr. Farr explained that at some point in the past Route 102 had a bend to it
532 there and it changed but the State does not give back. “Their right of way almost
533 doubles the now existing 55’ from the road, at 146’ or we wouldn’t be here.” Vice
534 Chair Scott clarified that when the road moved, they kept that portion.
535

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536 Chair Maloney stated that according to the Building Inspector the plan depicts 55'
537 from the property line in C1 Zone supposed to have 75.' Vice Chair Scott asked
538 what the line was here on the plan and indicated where the overhead wires and
539 power lines were.

540

541 Mr. Farr read his application into the record concerning the structure adding to
542 what he had written on Line 2 "not 55' from right of way, not actual road."

543

544 Chair Maloney asked if there were any questions.

545

546 Mr. Maciaszczyk asked when the road moved like that.

547

548 Mr. Potter, who identified himself as the abutter directly across the street (683
549 Raymond Road) stated that it was along time ago. "It was a big curve, there used
550 to be a house roughly where they took land from your lot."

551

552 Vice Chair Scott clarified that they took on the North side and didn't give back on
553 the other side. "He can't use without state permits and can't have anything under
554 those power lines." "If the State were to re-establish the right of way, your property
555 line would move to the North and that triangle would get bigger."

556

557 Mr. Farr answered, "As far as I've been told that will never happen."

558

559 Chair Maloney asked to see the color-coded map which Ms. Hoijer provided from
560 the file and asked if there were any public input. Several of the public approached
561 the meeting table to view the plan which was allowed and then Chair Maloney
562 instructed them to return to their seats after viewing the map and needed to pound
563 the gavel several times to return the hearing to order.

564

565 Chair Maloney asked the public to direct their questions individually and to state
566 their names and addresses for the record.

567

568 Staci Frazier of 9 Shaker Heights clarified that we were just talking about the
569 building now and asked how many bays that you need 18 parking spaces? Mr.
570 Farr answered that there would be 5 with 1 dedicated to alignments. Ms. Frazier
571 asked what type of auto repair would be conducted. Mr. Farr answered,
572 "Everything up to dual-wheeled." Ms. Frazier asked about waste and that sort of
573 thing expressing concerns about the nearby Exeter River.

574

575 Mr. Farr answered that they recycled absolutely everything they could, he has had
576 a shop for five years and his landlord burns waste oil.

577

578 Ms. Frazier asked how the bays line up with the house and Mr. Farr explained that
579 it would all be one building, two stories with 90 feet for the shop, it has to be one
580 building.

581

582 Vice Chair Scott asked if he had a facsimile.

583
584 Chair Maloney asked if any body or fender repair or paint, spraying or used car
585 sales? Mr. Farr responded that those were not allowed in that zone.

586
587 Mr. Potter asked about the hours of operation for the business and Mr. Farr stated
588 that it would be from 8-5. Mr. Potter expressed concerns about things that would
589 interrupt basic living such as lights shining and wondered about any screening or
590 signs.

591
592 Mr. Farr stated that he would comply with whatever was legal in the C1 zone and
593 didn't want any big sign with flashing lights. Mr. Potter added that the town doesn't
594 allow that anyway.

595
596 Mr. Farr stated that he had five trees there now that he doesn't plan to touch. The
597 bays will face the existing gas station with the parking lot on the building side where
598 the five trees are now. "I want to mirror the pumps." The house will face the
599 condos toward the Woods with the back facing Towle Road. There will be a couple
600 of sliders. There will be no auto sales or body work, just service work.

601
602 Mrs. Akashian of 4 Shaker Heights asked if there was a list of abutters and
603 expressed concerns about the well owned by whom she identified as Penichuck
604 Water Supply. Ms. Hoijer displayed the certified mail for viewing and answered
605 that Penichuck was not shown as an abutter. Chair Maloney asked where
606 Penichuck was located and Mrs. Akashian stated that they had a well on the
607 nearby property. Ms. Hoijer advised that if their property did not touch Mr. Farr's
608 property they were not an abutter and did not need to be notified. Mrs. Akashian
609 asked about the Condominium Association and Ms. Hoijer answered that town
610 counsel advised that the Association needed to be noticed not individual owners
611 and that was what was done. Ms. Hoijer advised that the DOT was notified
612 concerning the right of way and as such the Attorney General as well.

613
614 Mrs. Akashian stated that the exit was dangerous, people just don't look when they
615 are leaving Your Variety. It's a safety concern. There is also concern about the
616 brook and conservation land across the street.

617
618 Chair Maloney advised that if the variance were approved he would have to go to
619 Site Plan Review with the Planning Board and they would review all of that.

620
621 Chair Maloney reminded everyone that the variance is for the building not for the
622 use.

623
624 Ms. Kurman of 15 Shaker Heights stated that she didn't believe the letter got to the
625 people that it should have, and Ms. Frazier indicated that the association had
626 additionally sent an email out. Ms. Hoijer reminded that they were only required to
627 send it to the Board.

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It was brought to her attention that the audio was not coming through on the PACT broadcast. Ms. Hoijer interrupted to let the Board know to move maps and other things that might be blocking the microphones.

Mr. Farr was asked if he owned the business or if it were a franchise.

Mr. Farr answered that he had a location in Hampstead right now where he was renting, and they could google “Farr’s Auto Repair.”

She continued “It sounds like you’re going to be pulling out bushes and woods on the triangle.” Chair Maloney reminded that we were not on that variance yet and asked if there were anything else.

Road Agent Mike Oleson stated that he felt this was a good use of the property which is commercial in town and should be used for commercial business.

Many residents of Shaker Heights expressed some confusion to the Board about the zone, insisting that these were residences and they were not told by their realtors that they lived in a Commercial zone and asked why something wasn’t done about that by the Town. Chair Maloney and Vice Chair Scott advised the residents of the zoning history of their property at Shaker Heights and how it had been the subject of a lawsuit by its developer, Mr. Remillard who wanted low income housing, and as a Judge had ruled on this particular zoning the town’s hands were tied. The property that is the subject of this hearing is zoned for commercial business and Shaker Heights is within that zone, even as residences and could not be changed.

A resident of Shaker Heights who identified herself as Lee Ann stated that there was no audio on the PACT broadcast at home and stated other concerns about the noise that would be generated by an auto repair business.

Chair Maloney reminded everyone that the property was commercially zoned for use and that we were not here for that.

Chair Maloney asked if there were any additional questions and closed the hearing to the public at 9:10 pm for deliberations.

Chair Maloney asked to go over the five points. They are asking for a variance to construct within 55’ where 75’ required in a C1 zone. Chair Maloney stated that she was a yes to all five points. It’s a hardship here because of that right of way that had been taken when the road was moved. The use is a reasonable one. It is commercially zoned. Its in the public interest, the spirit and substantial justice prongs have been met. “Voting yes on all five points.”

673 Vice Chair Scott asked Mr. Farr if the property could be driven around completely,
674 say if a fire truck needed to get back there? Mr. Farr answered affirmatively.

675
676 Mr. Maciaszczyk stated that he was a yes on all five. "There is a hardship with the
677 state right of way." "This is reasonable for a C1 zone and can't see any harm to
678 the public." "Yes, on all five."

679
680 Mrs. Cashman agreed, stating that it was not contrary to the public interest. "The
681 right of way makes things difficult." "The applicant has figured out a good way to
682 do things." "The spirit is observed." "Values won't be diminished." "Yes, on all
683 five."

684
685 Vice Chair Scott stated that he too thought it was a good use and the applicant has
686 shared with us a picture of the proposed building. "That's what I want to see when
687 you're done" he told Mr. Farr. "Sometimes we see a picture and what we see when
688 it is built is not what we were shown." Vice Chair Scott continued, stating that it
689 seems to be a reasonable use of this parcel given the setbacks. "In agreement
690 with all, voting yes."

691
692 Chair Maloney stated that the Board will now take up the other part of the
693 application and then vote on both, with conditions.

694
695 The hearing was reopened to the public at 9:30 pm.

696
697 Chair Maloney identified that the second part of the proceedings concerned the
698 parking area. Mr. Farr read that portion of his application into the record verbatim.

699
700 Chair Maloney redirected to the denial of the Building Inspector. Vice Chair Scott
701 asked about snow. Mr. Farr clarified that he was looking at 43' where 75' is
702 required and does not intend to disturb the grassy area.

703
704 Chair Maloney asked if there were any comments from the public.

705
706 Ms. Frazier stated that she was glad the trees are going to stay, it was a little
707 confusing when said 0' clearance. Ms. Frazier stated that she had a bigger
708 concern with the parking lot than the building, she does think it's a safety issue and
709 does think it will depreciate the value of homes and thinks you should be able to
710 stay within the ordinance. There are already several accidents coming out of that
711 gas station.

712
713 Road Agent Oleson stated that he wanted to reiterate that all those homes are
714 condominiums built on commercial land. Its still commercial land and he is trying
715 to build on land zoned for that. We have very little of that and its important that we
716 use that land for what it was intended.

717

718 Mrs. Akashian of 4 Shaker Heights stated that she is a direct abutter and does not
719 want to have to listen to pneumatic guns all day long. She is concerned about the
720 water quality and run off. When you purchase a piece of land you should have to
721 abide by the setbacks and we live in a residential area, don't care if it was listed
722 as commercial, we were sold residential and have to listen to noise from business
723 and think our property values are going to go down.

724
725 Lee Ann who identified herself as a resident of Shaker Heights, stated that she
726 purchased in 2011 and when she bought her home she didn't buy a piece of
727 commercial property. "That is not how it was advertised to me when I bought it so
728 I don't understand."

729
730 Chair Maloney explained that the property used to be residential until Mr. Remillard
731 sued the town. He had the business in that big white building that was zoned
732 commercial and given by a judge against the town's approval to get low income,
733 but now you can have residential and commercial business. The existing gas
734 station also affects daily lives, with 40 Harleys gassing up. Mr. Farr stated that you
735 won't hear me inside the building.

736
737 Chair Maloney continued that the low-income housing was interesting. The town
738 does not oversee the requirements. It was taken totally out of our hands by the
739 courts. We had a plan and the court overturned it and the abutters lost all control
740 as well. "If you had no idea when you bought, your real estate agent wasn't very
741 honest with you then."

742
743 Chair Maloney asked if there were any additional questions and being none closed
744 the hearing to the public at 9:35 pm.

745
746 Chair Maloney asked to go over the five points. "There would be no reason to
747 even ask if the road hadn't been moved." "The right of way has always been there."
748 "When the road moved, it didn't come back." clarified Vice Chair Scott. "If the road
749 had stayed, he wouldn't need this, had it come back." "He chose this spot for
750 parking because he must be able to get a fire truck in there." "It has the least
751 amount of pavement." "What did you go to Planning Board for" he asked Mr. Farr.
752 Mr. Farr stated that he had gone to the Planning Board to discuss this whole
753 project. He did not want to buy without them saying yes. "I started discussing the
754 need for a variance with them, to see how they felt about the project." "The bays
755 are facing Your Variety."

756
757 Mrs. Cashman stated that your home will be in between Shaker Heights. Mr. Farr
758 answered affirmatively and added "Every customer says it's the cleanest place
759 they've been in (referring to his existing shop).

760
761 Vice Chair Scott stated that the applicant had answered all five questions to his
762 satisfaction. "It is a well-designed plan to be built in a commercial zone." "I do
763 understand the neighbor's concerns, they don't want to live in a commercial zone

764 and the reality is they bought a house and if due diligence had been done, they
765 would understand that they live in a commercial zone.” “The setbacks from parking
766 are not contrary to the public interest, somewhat nearer the driveways and Shaker
767 Heights Lane.” “The spirit, looking at the setbacks, are no issues with anything.”
768 “It’s a solid design.” “The hardship is there.” “The building envelope is small.” “I
769 don’t see any reason not to grant this variance.”
770

771 Mrs. Cashman stated that she agreed. “Granting is not contrary to the public
772 interest.” “Its well designed.” “The spirit would be observed.” “It does substantial
773 justice.” “It’s appropriate and well-designed and planned out, even keeping the
774 trees.” “The values would not be diminished, including the owners living on the
775 property.” “There has been a lot of attention to detail.” “There is an unnecessary
776 hardship with the road.” “Yes, on all five.”
777

778 Mr. Maciaszczyk stated that it is an excellent use of a C1 zone property that has a
779 serious hardship with the setback. “Because it is in a C1 zone, yes to part one.”
780 “Spirit – Yes.” “Since the right of way impedes on the property’s ability to meet
781 zoning ordinances.” “Substantial justice - there is added revenue, using rare C1
782 zone.” “There is a hardship.” “Yes, on all five.”
783

784 Chair Maloney stated that she votes yes on all five points. Its in a commercial
785 zone. The public interest and spirit are observed. “I don’t think the value will be
786 diminished.” This is a commercial business in a commercial zone. The use is a
787 reasonable one. As Vice Chair Scott already stated, the building envelope is very
788 small and due to the change in the shape of Route 102 it has created a hardship.
789 “Yes, on all five points.” A variance is necessary to enable a reasonable use of it.
790

791 **Chair Maloney motioned to grant both variances from Article 5, Section 5.4.4**
792 **(Table 1) (C1) to permit the construction of a 26’x190’ parking island with (17)**
793 **9’x20’ stalls and (1) 8’x20’ handicap stall with required 8’x20’ loading zone 0’**
794 **from the Shaker Heights Road property line and 30’ from the Raymond Road**
795 **(front) property line where 75’ is required and to construct a 42’x120’ mixed-**
796 **use building at this location 55’ from the Raymond Road (front) pre-existing**
797 **property line where 75’ is required with the following conditions:**
798

- 799 **1) Site Plan Review with the Planning Board;**
800 **2) Auto Repair shall not include body, fender, paint spraying or automobile**
801 **sales**
802

803 **Mr. Maciaszczyk seconded her motion. Vice Chair Scott abstained. With**
804 **three of four in favor, the motion passed.**
805

806 Vice Chair Scott read out loud the 30-Day Notice adding that the assistant could
807 assist anyone requesting a re-hearing. Chair Maloney added that would have to
808 be within the law.
809

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810 Mr. Farr departed the hearing at 9:50 pm.

811

812 **6. Adjournment**

813

814 ***Vice Chair Scott motioned to adjourn the meeting at 9:53 pm. Chair Maloney***
815 ***seconded his motion, with all in favor, so moved.***

816

817 Respectfully submitted,

818

819

820 Nancy J. Hoijer

821 Administrative Assistant