

Zoning Board of Adjustment
Meeting Minutes
September 24, 2018
6:00 PM
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Chairman Frank Mai called the meeting to order at 6:13 PM.

Members Present: Frank Mai – Chairman, Richard Mallion, Gerry Pons, Thomas Jackson and Joyce McGee – Secretary.

Members Absent: Barbara Hanson – Alternate

Public Present: James Berube

Our condolences to the family of one of our members, John Severance who passed away.

Minutes: A motion was made by Richard Mallion to approve the minutes of August 15, 2018 as written, seconded by Gerry Pons. All in favor, motion carries.

Chairman Mai read the following:

Public Hearing(s):

Variance:

#2018-002: Owner/Applicant – Berube, James/Belanger, David – 83 Hildreth Road, Tax Map 214 Lot 011 who is/are requesting a variance to construct a ground mounted solar array, said structure will be closer than the allowed 25' setbacks (Site Design Standards - #29: Setbacks of the Development Code).

Mr. Berube the owner of the property at 83 Hildreth Road was present. Chairman Mai read each of the five (5) criteria for a variance.

He advised the location has a tree buffer between the owner and his abutter. No word from the abutters, all aware of the meeting. Mr. Berube stated that he had spoke with the abutter Mr. Beaulieu whose property is the closest he had no concerns and wasn't planning on coming. (A letter from Mr. Beaulieu was received after the meeting with no concerns, put in the file).

Mr. Pons was wondering if the diagram that was provided of the solar array was what was going to be installed. Mr. Berube stated, yes. The kilowatts will be around 9500 and should run all the buildings. Some of the shading of trees will affect how long they run. The trees are close to the property line but Mr. Berube doesn't plan on changing or doing any cutting of trees so as to keep the buffer.

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Mr. Pons wondered if a foundation or a pad was going to be used. Mr. Berube stated that it will have concrete footings and a stone pad.

No further questions.

A motion was made by Gerry Pons to accept the application as complete, seconded by Frank Mai. All in favor, motion carries.

A motion was made by Gerry Pons to grant the variance to allow a solar array to be placed no closer than 15' from the property line, seconded by Richard Mallion. All in favor, motion carries. GRANTED

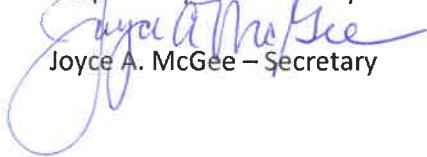
Other Business:

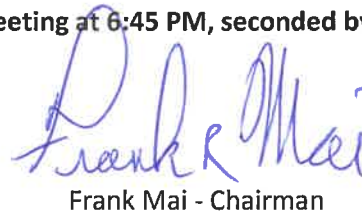
-Rules of Procedure: Secretary McGee read from the Town & City the new laws that affect Land Use Boards in regards to Voting on variances and Three affirmative votes needed for ZBA to act. (see attached). No change in the Rules of Procedure at this time relative to the new laws.

-Secretary McGee advised that another Variance application was submitted, looking at dates after the 22nd of October.

A motion was made by Richard Mallion to adjourn the meeting at 6:45 PM, seconded by Gerry Pons. All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee – Secretary


Frank Mai - Chairman