

Zoning Board of Adjustment

Meeting Minutes

August 15, 2018

4:30 PM

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Chairman Frank Mai called the meeting to order at 4:30 PM.

Members Present: Frank Mai – Chairman, Richard Mallion, Gerry Pons, Thomas Jackson, John Severance, Barbara Hanson – Alternate(new member) and Joyce McGee – Secretary.

Public Present: Zachary & Stephanie (Watkins) Pierce.

Public Hearing(s):

Variance:

#2018-001: Owner/Applicant – Pierce (Watkins), Stephanie & Stiles, Lois/ Pierce, Zachary – 20 Anna Drive, Tax Map 102 Lot 024-M01: who is/are requesting a variance to construct a 8'x10'x9' wooden mews, said structure will be closer than the allowed 25' setbacks (Site Design Standards - #29: Setbacks of the Development Code).

Chairman Mai explained that a “mews” is a building for a falcon or hawk. Mr. Pierce was present to state that the structure is like a shed and would house a red tail hawk. Richard Mallion asked if Mr. Pierce had a license, Mr. Pierce stated, yes part of it, as the building is a requirement of the license. Mr. Mallion felt that the hearing should not continue based on no license. Chairman Mai, we will continue and can make the license as a condition. Mr. Mallion felt that a license could be gotten without a building; Mr. Pierce said it was part of the license application.

Mr. Mallion felt the proposed location would be suitable only until 9:00 AM or 10:00 AM for the shade area which is better for the bird but then the sun would be exposed to the area. Thomas Jackson asked about the requirements for a license. Mr. Pierce stated he could get a copy of the rules. Mr. Jackson stated he would like to know what the whole picture is. Chairman Mai asked if Mr. Pierce could send a copy of the rules to Secretary McGee's e-mail so the Board could look at them (see file). Gerry Pons would like to see a list of what the state requires, need a paper trail to help answer some of the questions. How far is the setback of the structure? Mr. Pierce stated 21' from line. Pictures were provided with the application, a small section of land between the road and land in question is owned by the Town. Mr. Pons stated that abutters must be happy as no one was present. Chairman Mai did speak with Mr. Wappes an abutter but no concerns.

Mr. Mallion still felt that he could get a license without a building. Mr. Pierce stated, you take a State Exam, they inspect your equipment and housing unit. Mr. Mallion asked if the orientation of the shed could be changed? Stephanie Pierce stated that the shed was reduced from 8'x17'x9' to 8'x10'x9'. John

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Severance stated that a condition of no additions could be added. Mr. Mallion asked if Mr. Pierce passed exam. Yes – Mr. Pierce. Barbara Hanson felt that since he passed the exam, no concerns from abutters, that the Board should proceed, he's trying. Gerry Pons since abutters are okay, I would like to see a more formal letter from the State but form is clear. Chairman Mai, we have received no letters from abutters, we need to decide whether to approve or deny. Mr. Pons, its only use is for the falcon. Thomas Jackson was concerned that the use might change.

Chairman Mai, if it's decided that the structure needs to be placed further away then not enough shade, near the limit of shade now. Richard Mallion, what if the future trees come and go? Barbara Hanson, trees are there now, maybe put some more in case others go down.

Chairman Mai asked to move forward whether to approve or deny, seconded by Gerry Pons.

Chairman Mai appointed Barbara Hanson as a voting member.

Secretary McGee advised to go through the five criteria, Chairman Mai read each criteria and the response from the applicant. (See application in file)

A motion was made by Thomas Jackson to approve the application as complete, seconded by John Severance. All in favor, motion carries.

A motion was made by Gerry Pons to approve the variance to allow a mews for housing a bird of prey to sit 21' from the property line, seconded by John Severance. All in favor, motion carries. APPROVED

Other Business:

-Chairman Mai updated Barbara Hanson on how long the Board has been together and each member gave a brief update of their background. Chairman Mai advised Ms. Hanson that her experience would be useful for town planning.

-Annual Election of Chairman and Vice Chairman: A motion was made by Thomas Jackson to keep the same people, Frank Mai as Chairman and Richard Mallion as Vice Chairman, seconded by John Severance. All in favor, motion carries.

Chairman Mai stated he would like to see young people involved as they are the future, if you know someone that would be interested have them contact us. Mr. Jackson agreed but would be careful not to drop experience.

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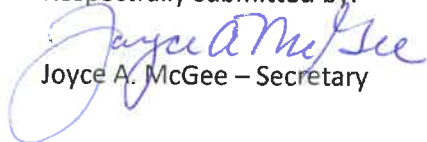
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-Minutes: A motion was made by Richard Mallion to approve the January 25, 2017 minutes as written, seconded by Thomas Jackson. All in favor, motion carries.

-Secretary McGee passed out an updated 2017 Board of Adjustment Handbook and 2018 Legislative Session Update.

A motion was made by Thomas Jackson to adjourn the meeting at 5:33 PM, seconded by Richard Mallion. All in favor, motion carries.

Respectfully submitted by:


Joyce A. McGee – Secretary


Frank Mai - Chairman