

Zoning Board Minutes for 2/28/23

Members in attendance: Chair, Diane Kendall, Janet McEwen, Michael Ott, Shelly Nelkens.

Absent: David Clater

Public attendees: John Anderson representing the Planning Board

Chair Kendall called the meeting to order at 7pm Notice read for the Public Hearing for the request for a variance by Danielle and Glenn Noble from article VIII, Section C on the property located at Map 201/Lot 044

Chair Kendall noted the applicant, and their representative were unable to attend and requested the Public Hearing on this matter be continued to our next meeting date scheduled for 3/28/23.

Chair Kendall stated the Public Meeting could be opened to review the application for its completeness. Board questioned if this could be done with the applicant not present. She stated this could be done as it was only to accept the application and would expedite the process for the next meeting.

Public meeting opened by Chair Kendall

Public notice read, the Board reviewed the application, packet materials as prepared, the Planning Staff report her opinion was that the application was complete, the department reports Dario Carrera/ Building Inspector was the only comment of concern as to the need to obtain a DES Shoreland Permit. Abutter letter by Bruce Engel in support was also reviewed.

Motion made by Mr. Ott to accept the application as complete, seconded by Ms. McEwen all voted in affirmative.

Discussion: The Board indicated concern if this would be the only variance required as there was a concern if the application would also be required to address the Town's Steep Slope ordinance as well as maximum amount of lot for impervious development. The plan had no delineation for slope contours. John Anderson spoke to this issue noting those items had changed in 2022 and we were working from the un-updated Zoning Ordinance. of 2022. The DES Shoreland Permit was not in the packet but reported to have been obtained.

It was determined that it would be in the Applicant's best interest to review with Dario these issues if they are of concern and if the applicant may want to withdraw the application to address those issues. The recommendation was to notify the applicant in advance of the continuance of Board's concerns. Chair Kendall will ensure this is done.

The motion to accept the application withdrawn by Mr. Ott.

Motion made by Mr. Ott to continue the Public Meeting and Hearing on this application until 3/28/23. This was seconded by Janet McEwen and the Board unanimously voted in favor.

Other business:

- 1. Review of minutes from 1/25/23 motion made by Mr. Ott to accept minutes as written, seconded by Janet McEwen. Shelly Nelkens did have a question on a report that the 2Staats are not complying with the Board's decision of 1/25/23. Chair Kendall responded that it was not the Board's responsibility to enforce and that would be the Selectman's' responsibility. Mr. Ott reported this was being addressed. She redirected us to speak to the motion on acceptance of the minutes. The Board voted unanimously to accept the minutes as written.**
- 2. Item from the November mtg if the Selectman had approved the revised terms of the Zoning Board members terms. It was also brought up that Connor Fitzpatrick was approved by us as an alternate and we need the Selectmen to appoint him. Mr. Ott to follow-up with the Selectman so he can be appointed prior to our next meeting. It was noted he would need to be sworn in prior to that meeting to participate. Chair Kendall stated that it will be the responsibility for the Town Clerk to notify him once he is appointed by the Selectman.**
- 3. The Board determined that the annual organizational meeting of the Board would be at our next meeting on the 28th.**
- 4. Question on how members are to sign up for the annual OPD Planning and Zoning Conference. Chair Kendall will check with the Town Administrator and get back to us.**

Motion made by Mr. Ott to adjourn the meeting, seconded by Ms. McEwen all voted in favor meeting adjourn. Our next meeting to be held 3/28/23 @ 7pm. Chair Kendall will be responsible for ensuring the notice of continence will be posted as required.

Respectfully submitted by Janet McEwen 3/3/23