

ZONING BOARD MINUTES

10/25/2021

Meeting called to order at 6:58 pm by Clerk Karen Castelli

ZBA members present: Jim Newcombe, Robert Roland. Phil Castelli, Amanda Bedard & Keenan Blanchard (appointed to fill Bill Dunn's vacancy)

Also present: Gordon Peery, Ed Schillemat and Josh Sturk.

As Bill Dunn agreed to fill a vacant selectmen position, the first order of business was to elect a new chair. Phil nominated Jim Newcombe and Robert seconded.

- Vote was 5-0 in favor

Public Hearing opened at 7:00 pm

The members introduced themselves. The clerk gave an outline of the meeting format. Ed Schillemat presented his application for a variance of article 3:5 lack of road frontage as he would like to build a house for his grandson, daughter in law and grandchildren, on the lot where his house, which includes 2 rental properties in the adjacent barn, and a house for his daughter already exists. Ed explained that in the 1990's when he applied to the Planning Board for a subdivision of his 40 + acres his plan was to have bacon strips of land from Murdough Hill Rd back so each would have road frontage. He and the Planning Board came up with the alternative plan for a private road with land locked lots off of the private road as both the Planning Board and Ed thought it would be more in keeping with the rural look of both the town and the road. There was however, a condition placed on the subdivision, not allowing any buildings on one of the lots. Ed went on to explain that the school wanted to get rid of a camp building and asked if he wanted to take it. He says the town gave permission to place it on the lot where his house is located which is comprised of 10.22 acres. At a later date he was permitted to expand the camp to 24 x 26 and put in a septic. This is where his daughter currently resides. Ed talked a lot about the private road and how well he maintains it and has made sure it accessible to emergency vehicles. Ed explained this new house, if approved, will have its own septic and well. Gordon Peery asked to speak to the subdivision as he is currently the Planning Board Chair and was the Planning Board Chair when the subdivision came before the board. Gordon explained that the subdivision was granted unconventionally following Zoning Article 11:2 that states alternative development shall be granted where the Planning Board finds that such development will be superior to conventional development in preserving open spaces for conservation or recreation. 11:1 states alternative development requires a minimum of 2 acres per dwelling. Phil Castelli stated he was having a hard time with the fact there are already 2 houses and 4 dwellings on the property and he felt the hardship criteria was easily overcome by letting the grandson live in the rental property instead of non family members, even if they had to combine the 2 rental units. The lack of affordable housing was discussed.

Public Hearing closed at 7:42 pm

The board discussed the fact that this was an already existing alternative subdivision development (Article 11), which basically in their eyes, negated the 25 acre lot on a private road and the road frontage requirement and were looking at more of the fact that even with this 5th dwelling there were 2 acres per dwelling with the lot being 10.22 acres.

After the approval of the application Jim made the motion to call for a vote. Robert seconded.

- Vote was 4-1 in favor

Motion to adjourn at 8:04 pm

Respectfully submitted,

Karen Castelli, Zoning Board Clerk

Date signed:

Dennis Dellagrecia _____

Bill Dunn _____

John Cucchi _____

Phil Castelli _____