

## **ZONING BOARD MINUTES**

**6/6/2023**

ZBA members present; Bill Dunn, Robert Roland, Jim Newcombe and Keenan Blanchard. Also present; John & Anne Cucchi

The meeting was called to order at 6:58 pm by the clerk, Karen Castelli

First order of business was to elect a new chair. Jim made the motion to select Bill Dunn as chair. Keenan seconded.

- Vote was 4-0 in favor of Bill Dunn serving as chair.

With one member absent meaning there was not a full board present, Bill asked if the Cucchi's wanted to be heard or continue the hearing. They agreed to go forward at this time.

### **HEARING FOR CUCCHI SPECIAL EXCEPTION OPENED AT 7:00 PM**

Anne Cucchi presented the application for a special exception to Zoning Article 10:2.3 for the Cucchi Family Revocable Trust 2022 located at 27 Mill Pond Rd and part of Map/Lot/Sub 109-016-000. Anne explained the property had been rented to a businessman who was frequently out of town. Back in July 2020, while he was away, a pipe burst in the bathroom. It was not discovered until there was so much water and black mold damage the building had to be torn down immediately for health and safety reasons. At that time, they obtained a demo permit and a building permit to rebuild the structure. Covid hit and there was shortage of workers and materials and costs were through the roof. There was also a possible sale that fell through in January of 2023 where the buyer was a builder who was prepared to rebuild before the deadline. Now looking to finally rebuild, the vendors of both prefab companies being considered, are out at least 6 months. With the building permit expiring in July 2023 the Cucchi's are asking for a 3 year extension. Bill asked about the foundation and John explained there wasn't one but they are putting one in for the new build. Bill said that explains the timeframe. There were no further questions from the board and no abutters present.

### **PUBLIC HEARING ENDED AT 7:10 PM**

Bill asked for discussion from the board. Jim said it was a reasonable request and he saw no problem. Keenan, Robert and Bill all agreed with Jim.

Bill made the motion to grant a 3 year special exception that would expire on 6/6/2026. Robert seconded.

- **Vote was 4-0 in favor of granting the special exception for 3 years.**

With corrections to be made to the previous minutes the board voted in favor of signing them at the next meeting after the corrections were completed.

Meeting was adjourned at 7:25 PM.

Respectfully submitted,

Karen Castelli, Zoning Board Clerk

Bill Dunn \_\_\_\_\_

Jim Newcombe \_\_\_\_\_

Robert Roland \_\_\_\_\_

Keenan Blanchard \_\_\_\_\_