

THESE MINUTES MAY BE APPROVED AND/OR AMENDED AT THE FOLLOWING MEETING

**Zoning Board of Adjustment Public Meeting  
Richmond Veterans Hall**

**February 13, 2019**

**7:00 PM**

**Members Present**

Mark Beauregard, Chairman  
Tom Lavoie Vice Chair  
Lloyd Condon  
Larry Richardson

**Members Absent**

Alan Schmidt,  
Jean Tandy, Alt.

Public: Richard Drew.

Meeting called to order @ 7:04 PM.

1. **Meeting called to order/roll call:**
2. **Minutes January 9, 2019:**

Minutes tabled until the next meeting.

3. **Map 202 Lot 045 Public Hearing:**

Public Hearing called to order @7:05 PM.

An updated plan was introduced to allow for the 25' buffer off the abutters lot line Map 202 Lot 046 as requested by the Zoning Board of Adjustment to meet the current Zoning Ordinances.

A buffer will be placed along the 25' lot line setback along the Northeast side of the property to assure that encroachment will not occur in the future.

The total number of space requested for commercial use on Map 202 Lot 045 will be 15,900 which will allow adequate sq. footage for the commercial business to continue. The original proposed sq. footage asked for was 22,000.

The Board accepted an amended application for the wetland setbacks in accordance with Article 6: Wetland Conservation District, under 604 Special Exception more specifically 604.2. Richard Drew representative for the applicant explained the Special Exception amendment. The boundary line setback along Map 202 Lot 46 will still give the applicant 18' on the North East side and 25' on the North West side allowing adequate space for the applicant to continue his business. The new plan reflects the amount of commercial property that will be returned to unusable property. By following the advice of the Wetland Scientist and Richmond Conservation Commission it was the boards consensus that the area has been made as conforming as possible to follow existing zoning while allowing the business to continue.

With no further questions from the Zoning Board to the applicant:

Motion made by Lloyd Condon to close the Public Hearing to begin deliberations. Seconded by Vice Chair Lavoie. All in favor. None opposed. Motion carries.

Public Hearing closed at 7:14 PM.

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After a short discussion there was a question that the Zoning Board needed to confirm with the applicant. Motion made by Vice Lavoie to reopen the hearing to allow questions to be answered. Seconded by Lloyd Condon.

Public Hearing reopened at 7:16 PM.

Question was asked about buffering along the front of the garage? Additionally, if it was determined to be a fence or not.

Richard Drew addressed the question: The applicant Mr. Beal has offered and will construct a fence from roughly the corner of the present residence Northeast and head North parallel to Rt. 32, a gate to the actual commercial space will be installed. This will help to screen the operation from the Rt. 32.

It was suggested that the number of vehicles for sale and amount of vehicles on the property would be determined through Site Plan Review.

With no further questions from the Board:

Motion made by Lloyd Condon to close the Public Hearing. Seconded by Vice Lavoie. All in favor. None opposed. Motion carries. Public Hearing closed at 7:22 PM.

After a short discussion:

Motion made by Lloyd Condon to accept the Special Exception under Article 4 Residential District, Section 403 Uses Permitted by Special Exception more specifically 403.5 Commercial or Light Industrial Uses. Seconded by Vice Lavoie. All in favor. None opposed. Motion carries.

Motion made by Lloyd Condon to accept the Special Exception under Article 6, Section 604 Special Exceptions more specifically 604.2 allowing construction within the Wetland Conservation District. Seconded by Tom Lavoie. All in favor. None opposed. Motion carries.

Motion made by Lloyd Condon to accept under 1106 Variance, Article 11 Board of Adjustments, Section 1105 under 1105.4 Commercial and Light Industrial Uses more specifically 1105.4.1. Relief of this ordinance allows the commercial space to increase from 10,000 to 15,900 square feet. Seconded by Vice Lavoie. All in favor. None opposed. Motion carries.

Motion made by Lloyd Condon to accept the Special Exception Under Article 11 Board of Adjustments, Section 1105 more specifically 1105.4. The applicant met all the requirements but needed to have a Variance for 1105.4.1 the total amount of square feet requested is 15,900 when 10,000 square feet is stated in the ordinance. Seconded by Vice Lavoie. All in favor. None opposed. Motion carries.

At this time the applicant Richard Drew was informed that the Zoning Board has 30 days for their final decision in written form. Richard Drew was made aware that at the date of the final decision there is a 30 day period when either the applicant or the abutters can file an appeal. It is suggested by the Zoning Board of Adjustment that nothing should be changed or applied for within that 30 days.

The Zoning Board continued to discuss the Notice of Decision and what their expectations would be. Buffers, continued water and soil testing, regular inspections and permanent buffers to not allow encroachment on the wetlands any further or on the abutter setback. Discussion on the carport that at this time has ½ a cement floor poured and is used primarily to store cars. Removal of the debris from the back of the building and to check on the

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town's stand on using tractor trailers as storage containers. The Zoning Board will continue to gather information to create the safest environment they can given the present situation with the wetlands.

A motion was made by Lloyd Condon and seconded by Tom Lavoie to meet on Thursday Feb. 21, 2019 @ 7:00 PM to discuss the Notice of Decision. All in favor. None opposed. Motion carries

**4. Other:**

**1. Lay out for Variance application:**

The Planning Board is considering laying out their Variance application to make the application more user friendly. The language suggested can be difficult for applicants to understand exactly what the Zoning Board is looking for. Further work will be done on the application.

With no further business in front of the Zoning Board:

Motion made by Lloyd Condon to adjourn. Seconded by Vice Lavoie. All in favor. None opposed. Motion carries.

Meeting adjourned at 9:05 PM.

Respectfully Submitted,

Kandace Mattson