

ZONING BOARD OF ADJUSTMENT

JUNE 4, 2013

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes only until approved by the Board at their next meeting.

Board Members Present: Susan Chiarella(chairperson), Bryan O' Day, B Manning, Gene Hayes, Justin Hastings and alternates, Karen Cook and Cynthia Hayes.

Others Present: Peter Abair, John Trachy, George McCusker

Susan called the meeting to order at 7:00 p.m.

Review of May minutes: Bryan made a motion to accept the minutes, second by Gene and unanimously approved.

Susan wanted to have a discussion regarding the Rules of Procedure regarding alternates sitting at the table with the board, and how she feels at times it could be very confusing to the applicant, and can be intimidating. B expresses he feels that alternates should be at the table and participate in the discussion. Cynthia also expressed she feels alternates should be at the table as well. Bryan stated that with alternates not being at the table that there could be a feeling of disconnect and that an alternate might not be as willing to participate in the discussions. B also feels it is very important that the alternates stay connected and be a part of the discussions. It was decided to leave the Rules of Procedure regarding alternates sitting at the table with the board as is.

Susan asked who might be interested in being an alternate on the board. Peter Abair stated he would be interested because he would like to become more familiar with the Zoning laws and regulations. Susan stated she had contacted the LGC regarding Peter Abair being the husband of the Planning and Zoning secretary, but there were no issues regarding that. The only other question that was brought up was the fact that Peter is the town road agent. Susan said that was not an issue as well.

John Trachy also voiced he was interested and felt he was very qualified in many areas to fill the spot.

There was some discussion regarding husband and wife both serving on the board as alternates and whether it was ok to do. B stated he doesn't have a problem with it, however some people of the town might not like the fact that husband and wife are both serving on one board. Cynthia expressed that she does not feel that there is any rule or regulation against it. Susan is double checking with the LGC to make sure. B voiced his concern with contacting the LGC as sometimes it depends on whom you talk to as to what kind of answer you may get.

Susan decided to table the alternate decision until she has given it more thought.

There was discussion around whether the applicant needs a denied building permit before going to the Board. B didn't feel that the applicant should need a denied building permit before going to the board.

Although it is not required, it is on the applicant's checklist to have a denied building permit if applicable.

Susan asked George McCusker about a part time Zoning Administrator. George stated at one time it had been talked about but never got any further. B feels that a Zoning Administrator could be very helpful to the Board and might be worthwhile to see how it works in other towns.

Susan inquired on the joint hearing that had been requested by an applicant. Susan Abair stated that the applicant had requested that there be a joint meeting with the planning board for his special exception application. Susan Abair stated that she had all the necessary paperwork from the applicant and was waiting on a decision from the ZBA if they were okay with it. The board stated that they were okay with it, but needed the paperwork to review. Susan Abair made packets for the ZBA for review for the meeting on Thursday, June 20th. B stated he did not have an issue with it, however his only concern would be a time issue.

Meeting adjourned@ 8:45 p.m.

Minutes submitted by,

Susan Abair