

*These are to be considered draft minutes only until approved by board at their next meeting.*

**Members Present:** Susan Chiarella, Bryan O' Day, Justin Hastings, Rick Corbett and Peter Abair

**Others Present:** George McCusker, Mark Brunelle, and Tom Duling

**Election of officers:** Justin made a motion to keep Susan Chiarella as Chairperson and Bryan O' Day as vice chair, second by Peter Abair, all in favor and unanimously approved.

**Approval of March minutes:** Bryan made a motion to accept minutes as written, second by Justin, all in favor and minutes approved

**Continued Mark Brunelle Hearing:** Susan opened the hearing by explaining to Mark that there were some new board members present. He was okay with that.

Mark presented to the board his surveyed plan of the property and presented the boundary plan as well. The board reviewed the plans. Tom Duling also reviewed the plans and thought they looked real good and didn't have any issues, concerns, or questions. Susan asked the question to the board if they needed to issue a variance for the septic placement. Bryan pulled DES application and stated as long as it's within the 10' setback that he does not need one. Susan asked the board if they needed to go look at property and board felt that they did not. Susan asked Mark when he intends to start work, and Mark stated as soon as road postings came down.

Susan closed the hearing and the board went into deliberation. The board felt the plans were well done and they really had no further discussion regarding the special exception.

The reviewed the following finding of facts on the Special Exception Application:

- a. *The proposed use would not be detrimental to the character or enjoyment of the neighborhood by reason of undue variation from the character or appearance of the neighborhood because:* The board felt it is residential and would not be detrimental
- b. *The proposed use will not be injurious, noxious, or offensive, and thus detrimental to the neighborhood because:* The board feels it's a good use, more taxes for the town.
- c. *The proposed use will not be contrary to the public health, safety or welfare by reason of undue traffic congestion or hazards, undue risk to life or property, unsanitary or unhealthful emissions or waste disposal, or similar adverse causes or conditions because:* The board felt that all setbacks criteria met, residential, same as neighboring houses.
- d. *The location and size of proposed use, the nature and intensity of the operations involved, the size of the site in relation to the proposed use and location of the site with respect to the existing or future street giving access to it shall be in such that it will be in harmony with the orderly development of the District because:* Susan felt that this applies more to land use, and this is the building of a house residential

- e. *The operations in connection with the proposed use will not be more objectionable to nearby properties by reason of noise, fumes, odor, or vibration that would be the operation of any permitted uses in the District which are not subject to Special Exception because: Again the board felt this was more of a use thing, and this is residential same as all other neighboring properties.*

Bryan made a motion to accept Special Exception application and grant the Special Exception as written:

**You are hereby notified that the appeal of Mark Brunelle for a Special Exception to build a two bedroom home on a non-conforming lot has been GRANTED in accordance with the dimensions as defined on the survey and plan submitted at the hearing.**

Second by Justin, all in favor and unanimously approved.

Susan reminded new board members of the Spring Planning and Zoning Conference on May 2<sup>nd</sup> in Concord and urges them to go.

Meeting adjourned@8:30

Minutes submitted by,

Susan Abair