

BOARD OF ADJUSTMENT

June 6, 2023

MEMORIAL BUILDING

7:00 P.M.

Zoning Members present: Tanner Jacques, Rob Thorp, Luke Gorman, and Cody Patten
Absent: Steve Dzubak

Also present: Matthew Ruppel, Amy Lewis, Poul Heilmann, Whit Smith, Gene Hayes, Susan Isbell, Pamela Laurie, Sheridan Brown (on behalf of Sue-Ann and Audrius Kazenas) Audrius Kazenas, and Christine Johnston

7:00 pm Tanner called the meeting to order asked Board members to introduce themselves. He then asked if there were comments or corrections of the May 2nd minutes. After corrections and additions were noted Rob Thorp moved to accept the minutes as amended Luke seconded Board approved unanimously

7:05 pm Tanner opened the hearing for a Special Exception request by Matthew Ruppel and Greg Aucoin to place a hot tub 27' from the lake. The property is located at 15 Sandy Beach Rd Tax Map 23, Lot 588-242. Tanner informed the applicant that while there was a quorum of members there was not a full Board due to a member being absent. The applicant is allowed to request the hearing be continued until all members are present. Mr. Ruppel wished to have the hearing occur as noticed. After discussion it was determined that the application was not complete as it did not include the required side setback relief needed. The hot tub is located within the 35' setback from the side property lines. Rob Thorp moved to deny the application without precedence Luke Gorman seconded the Board unanimously agreed.

Mr. Ruppel asked if certified return receipt mailings would need to be done again at his expense to which Tanner responded yes.

7:10 pm Tanner re-opened the continuation of an application by Sue-Ann, Audrius Kazenas, and Select Shepherds, LLC for a Special Exception to use their property as a location from which to sell dogs and offer one-on-one and small group dog training classes. The property is located at 373 Hogg Hill Rd in the Rural Residential Zone. Tax Map #10 Lot 098-189

Tanner informed Mr. Kazenas and Sheridan Brown that due to an absent Board member there was not a full Board though there was enough for a quorum so they could proceed. Sheridan Brown stated that he was willing to proceed but wanted deliberations to be with a full Board.

Gene Hayes spoke up that the meeting should not continue because the absent member would not be aware of the questions and answers provided. He stated that the meeting is over at this time.

Christine Johnston (Town Attorney) shared with the Board that legally they may choose to either proceed or continue the meeting to next month.

Gene Hayes spoke up again that because neighbors and abutters were not able to come to the meeting tonight so it should be continued to the next month when it is more convenient for them to attend.

Tanner asked if there was a motion to continue the hearing to next month. Luke moved to continue to July. Discussion of when the next meeting will be due to the first Tuesday being the 4th of July. The Board settled on holding the next meeting on the 11th of July at 7 pm. Rob seconded the motion. The Board agreed unanimously. June 20th will be the adjusted cutoff for new applications.

Tanner stated that the 90-day mark is approaching and a waiver would need to be signed by the Kazenas' or their attorney. Sheridan stated that he would provide a signature on the waiver form. Tamara will email a copy to him.

Luke Gorman moved to adjourn at 7:30 seconded by Rob Thorp Board accepted.

Respectfully submitted,

Tamara Butcher