

## BOARD OF ADJUSTMENT

OCTOBER 5, 2021

## MEMORIAL BUILDING

7:00 P.M.

*The following are to be considered draft minutes until approved by the Board.*

Zoning Members present: Susan Chiarella, Chair; Tanner Jacques, Vice-Chair, Cody Patten, Bryan O'Day and Justin Hastings.

Also present: Whit Smith and Michael Hansen.

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

Minutes of June 6, 2021: Justin moved to accept the minutes as written, seconded by Bryan, and unanimously approved.

Susan recused herself and left the building prior to the hearing for Michael Hansen, d/b/a Hansen Bridge. There were only four members present and Michael agreed to go ahead with the hearing, with Tanner Charing.

Tanner opened the Special Exception hearing concerning a request by Michael Hansen to locate the pressure treating of wood at 116 Hansen Road, Map 08; Lot 803-020. A Special Exception had been granted at 163 Hansen Road for this purpose but wishes to operate the business from the 116 location. The Board reviewed the application. Justin moved to accept the application, seconded by Bryan, and passed unanimously. All notices have sent and posted.

Michael reported last year when he came in to get approval for pressure treating was that CCM was going to sell the property with the building on it. The pressure treating equipment fits right in the building that is there, and they will not have to build anything, so he would like to move the process for which he was granted approval last year, 600' to the other building they now own. They are not changing anything, the process and the treatment is the same, they will be sealing the building for containment the same way as they stated before. Bryan stated this is a good location. There is good parking and good space for trucks and equipment to move around.

Tanner stated he does not see any objection to it. The process was reviewed at length the last time. The membrane and containment will be the same. There are no abutters present and none were present last time.

Checklist questions reviewed:

- a. *Proposed use would not be detrimental to the character or enjoyment of the neighborhood...*  
The neighborhood is commercial/light industrial now. It is low-density and the area is self-contained. Michael's property basically surrounds it. Anything in the neighborhood now is the same.

- b. The proposed use will not be injurious, noxious, or offensive, and thus detrimental to the neighborhood because:* The use is self-contained in the building and is not something to be moving all around. The treatment area is sealed and contained. The Board has seen all the technology that goes into it.
- c. The proposed use will not be contrary to the public health, safety, or welfare by reason of undue traffic, hazards, risk to life or property, unsanitary or unhealthful emissions...*  
As per the review last time, the use is of low-impact, and is contained in a building with the same safety features presented before. All the material gets “soaked up” in the finished product.
- d. The location and size of the proposed use, the nature and intensity of the operations, the size of the site in relation to the proposed use..... is in harmony with the orderly development of the district.* The development in that district is of the same nature as what is being proposed.
- 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 .....* Interstate 89 is right there with a lot of noise. A Special Exception has already been granted to a building six hundred’ away from the proposed location, and those factors were all part of that process. Moving to a new location is not increasing any of those factors. It fits the location.

The Board noted the Zoning Board has granted the use of the property. The Planning Board will review how that will occur on the lot when they review the Site Plan.

Bryan made a motion to approve the Special Exception as written, for Michael Hansen, d/b/a Hansen Bridge. Justin seconded the motion. Bryan, Cody, Justin, and Tanner all voted in favor.

The Board noted this Special Exception is a substitution for the previous Special Exception granted (on August 4, 2020, at 163 Hansen Road)

Michael stated everything is there and they plan to put it together this winter. Then they will get it certified and be up and running.

The Board voted to close the hearing and adjourned the meeting at 7:18 p.m.

Submitted by,

Janet Roberts  
Administrative Assistant

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