

## **BOARD OF ADJUSTMENT**

**July 5, 2022**

## **MEMORIAL BUILDING**

**7:00 P.M.**

*This are considered Draft minutes until approved by the Board.*

Zoning Members present: Susan Chiarella, Cody Patten, Bryan O'Day and Rob Thorp. Absent: Tanner Jacques

Also present: Whit Smith, Poul Heilmann and Karen Cotter

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

The Board agreed to hold off on approving the minutes of June 7, 2022, until Tanner Jacques could give his input.

At 7:10 Susan opened the Special Exception hearing for Karen Cotter Bryan made motion to accept the application as complete, Rob seconded, the Board approved.

Susan asked Ms. Cotter to give a description of what she would like to do on the piece of property.

Ms. Cotter responded that she would like to place a modular home of 938sqft on the property 50' from the edge of the pond. The home will have a log cabin look with actual log siding. The location she has picked has close access to Meadowbrook Rd so that the amount of snow plowing in the winter is small as she is the one that will be doing this activity. If placed further from the pond and on the other side the length of driveway requiring plowing would be much greater. There is currently a gravel driveway put in by a previous owner as well as electric pedestals for when they had several campers on the site. 9.1 acres of the total 48.6-acre parcel is not enrolled in Current Use, of which she plans to develop only 2 acres. The location of the cabin is marked if the Board is interested in visiting the location.

Susan asked if there was a color map of the property to see if and where there might be wetlands, an inlet and/or outlet for the pond. The Board discussed this, and Bryan shared that when he was in his 20's he was involved in digging the pond when David Reney owned the property. At that time the area was a gravel pit. Whit pulled up the Wetlands map of the area and the Board was able to see that there are no inlet/outlet areas of the pond. Ms. Cotter believes the pond is spring fed. In the spring when the water level was quite high, she marked the location of the high-water mark as requested by Kevin Roberts, who will be working on the dirt work and septic for her.

Susan asked if there were any fish in the pond, Karen responded that she had only seen very small ones though there are turtles and frogs. Susan asked what the plan was for protecting the pond during construction. Karen responded that silt fencing would be used to protect the pond. Rob Thorp asked which direction the perimeter drains would be installed. Karen responded that they would be directed towards the road which is also where the septic will be located. When asked about landscaping Karen shared that she is planning to have the area between the house and the pond be natural, the area to the left of the house would be lawn. Rob asked about the heat source, Karen shared that she plans to have a mini split installed and a propane stove that looks like a traditional wood stove.

The elevation change between the pond and the house will be about 10'. Susan asked what the rest of the area around the pond looks like. The opposite side of the pond is a "meadow" and beyond that the elevation rises significantly to become forested.

The Board agreed they would like to view the property to get a better handle on what they are dealing with and agreed upon meeting at 7pm on Tuesday the 12<sup>th</sup> at the property location of 147 Meadowbrook Rd. Susan informed Ms. Cotter that the Board could possibly decide on the request at that time. Susan also informed Ms. Cotter that if the 5<sup>th</sup> member of the Board was not in attendance, she could request an extension until which time the 5<sup>th</sup> member was available to vote. Whit further explained to Ms. Cotter why she might want to consider that.

Bryan moved to continue the hearing to Tuesday July 12<sup>th</sup> at 7pm at 147 Meadowbrook Road. Rob seconded; the Board approved unanimously.

Submitted by,

Tamara Butcher  
Administrative Assistant  
Zoning Board