

ZONING BOARD OF ADJUSTMENT

Minutes of April 24, 2025

Members Present: Waugh (Chair), Green, Esinhart, Fischel, Epps, Safro

Public Hearing: Prior to opening the first hearing, the Board decided that Safro would sit as a voting member for the scheduled cases. Waugh opened the meeting at 7:05 pm and explained the Board's hearing procedures. After Green read the public notice, Waugh opened the public hearing in the following case:

CASE #13023-Z2025-06: Gordon Family Trust, property owner of record, is requesting a variance from the setback provisions of Article VII, Section 702.G.2.A to create an Accessory Dwelling Unit in a barn that is partially in the front setback at 2 Ferson Rd., Tax Map 13, Lot 23 in the Rural Residential District.

Jeff Gordon and his contractor Edward Jordan appeared to present the case and answer questions. No one else appeared for or against the application, though the Board noted that two letters from abutters had been submitted in support of the variance.

Waugh closed the public hearing at 7:25.

Waugh reopened the following cases which had been continued from 2/27/25.

CASE #06028-Z2024-016: Adam and Kelly Colby are requesting a variance under Article V, Sections 507.1 to extend the less restrictive requirements of the RR zone more than 100' into the F District to allow construction of single-family home in the portion of their lot located in the F District at 7 Old Dana Rd., Tax Map 6, Lot 28, in the RR and F Zoning Districts.

CASE #06028-Z2024-019: Adam and Kelly Colby are requesting a wetlands special exception pursuant to Article XI, Section 1103 to permit wetlands impacts associated with construction of an access road into their lot at 7 Old Dana Rd., Tax Map 6, Lot 28, in the RR and F Zoning Districts.

Adam Colby appeared in support of the applications, joined by engineer Phillip Beaulieu and wetlands scientist Sean Sweeney, both via Zoom. Mr. Colby addressed the special exception and variance criteria. Mr. Beaulieu presented testimony and answered questions regarding the erosion control measures he designed for the site, and how the plan complied with the requirements of Section 1103.7. Mr. Sweeney offered testimony regarding wetlands and wetland impacts, including information on the proposed bridge and culverts. Waugh closed the hearing at 9:15.

Minutes: After review, the Board approved the Minutes of 3/27/2025 as written by unanimous consent.

The Board adjourned at 9:23.

Respectfully Submitted,

Bruce Simpson

DRAFT