

Approved on July 6, 2023

**ZONING BOARD OF ADJUSTMENT
MINUTES – JUNE 29, 2023**

Board Members Present: Fischel, Esinhart, Green, Stover, Eggleton
Staff: Houseman, Simpson

Vice-Chair Fischel opened the meeting at 7:01 P.M., went over the Board’s hearing procedures. At 7:05, Fischel opened the public hearings and read the hearing notice in:

CASE #34019-Z2023-10: Purin Holdings, LLC, is appealing an administrative decision of the Zoning Administrator under Article II, Section 206, “Zoning Board of Adjustment” for issuing a building permit for work at 34 Main Street, Tax Map 34, Lot 19 in the D-1 zoning district.

Green recused himself from participation due to a conflict of interest.

Carolyn Cole, attorney for the appellant appeared in support of the appeal. Barry Shuster spoke in opposition. Fischel closed the public hearing, and following discussion, Eggleton moved that the case be continued to July 6 for deliberations. Motion seconded by Green.

Ayes: 4
Nays: 0

Eggleton left the Board due to prior work commitments. Green rejoined the Board and read the hearing notice in:

CASE #39062-Z2023-11: Jayne McLaughlin is requesting a Wetlands special exception under Article XI, Section 1103, “Wetland, waterbody, and intermittent stream protection”, to permit repair and replacement of stonework and installation of drains at 14 Kingsford Road, Tax Map 39, Lot 62, in the SR-1 zoning district.

Jeff Goodrich of Pathways Consultants appeared in support of the application. No one spoke in opposition. Following testimony, questions, and discussions, Stover moved to grant the special exception conditioned on that the project receive DES approval, and that the work be performed in accordance with Best Management Practices and the plans submitted in the application. Seconded by Green.

Ayes:4
Nays: 0

Fischel opened the public hearing and Green read the hearing notice in:

CASE #02018-Z2023-12: Maureen Beane is requesting a Wetlands special exception under Article XI, Section 1103, “Wetland, waterbody, and intermittent stream protection”, to permit a driveway through a wetlands buffer and across a stream at 71 Stevens Road, Tax Map 2, Lot 18, in the RR zoning district.

Jeff Goodrich of Pathways Consulting, Maureen Beane, and abutter Tom Hall appeared in support of the application. No one spoke in opposition. Following discussion, Green moved that the application be granted subject to conditions. 1) SE will take effect only after subdivision is final 2) only applies to the existing driveway. Seconded by Esinhart.

Ayes:4

Nays:0

Fischel opened the public hearing and Green read the hearing notice in:

CASE #41001-Z2023-13 Sean and Amy Hochreiter, property owners of record, are requesting a Special Exception under Article II, Section 207, “Special Exception”, pursuant to Article VII, Section 713, “Fences” to maintain a fence greater than 4’ tall within the side and rear setbacks at 29 Lyme Road, Tax Map 41, Lot 1, in the “SR-1” zoning district.

Sean Hochreiter appeared in support of the application. No one spoke in opposition. Following discussion, Esinhart moved that the application be approved subject to condition that screening be provided for the portion of the fence visible from Lyme Road to reduce visual impact on the neighborhood. Seconded by Green.

Ayes: 4

Nays: 0

The Board adjourned at 10:00 P.M.

Respectfully Submitted,
Bruce Simpson