



MEETING MINUTES

Zoning Board of Adjustment (ZBA)

October 19, 2022, at 7:00 P.M.

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Members Present: Tracy Hardekopf, George Bailey, Cheryl Huckins, Andre Laprade, Paul Thibodeau

Staff Present: Town Planner: Vanessa Price

T. Hardekopf appointed Andre Laprade as a full member.

4. PUBLIC HEARING: ACTION ITEM CONTINUED FROM SEPTEMBER 21, 2022

- A. [121-30-GR-22-Var \(Owner: Richard Townsend\)](#) Request by applicant for a variance from Article 4, Section 4.1.1 Table 2 to allow setbacks from two road frontages 18.7' and 27.3' from Hall Road and 27.3' and 21.8' from Rosemary Lane where 40' is required and 23.2' from the side where 30' is required on a .24-acre lot in the General Residential Zoning District.

T. Hardekopf gave a brief description of the application.

V. Price read the letter from Mr. Townsend to continue the case until November 16, 2022

I don't know why the parties are not coming to an agreement and concluding the issues on Hall Rd. I have a 100 x 100 lot that we have conceded to grant some footage to the abutter who apparently is reluctant to sign any agreement. Please forward this message to the committee to extend another month as the alternative is to revert back to the 100 x 100 if we have to get into legal action, then removing footage from the abutter's driveway and then some. Please make sure the committee understands that my lot trumps her lot as it was created several years before her lot was created. Although I wanted to dress up this lot this year for the community, I won't do any work until I know where things are going to be situated. I feel it is imperative that the committee understands my position and the efforts and willingness to participate in the community issues with boundary lines, making everyone unconditionally, clearly certain that I have done everything in my power to date.

Richard Townsend

Townsend Building in Finance
119 Hall Road

T. Hardekopf expressed to the Board that the By-Laws have changed since this case was initially inactive.
T. Hardekopf explained to the Board that her thoughts are that the Board deny without prejudice and waive a reapplication fee but pay for add in paper and notification to the abutters.

P. Thibodeau asked if the By-Laws would change his application?

V. Price explained that it would not change this application.

G. Bailey questioned that he doesn't have to pay the fee.

V. Price explained that he would need to pay for the advertising and notice to abutters.

A motion was made by T. Hardekopf and seconded by C. Huckins to deny the application without prejudice not to continue but only for this lot to refile and waive the \$150.00 application fee on Hall Road. The motion passed unanimously.

Roll Call:

A. Laprade-Aye

P. Thibodeau-aye

C. Huckins-aye

G. Bailey-Aye

T. Hardekopf-Aye

5. REVIEW AND APPROVAL OF MINUTES

A. Review and approve minutes of the September 21, 2022, meeting.

A motion was made by C. Huckins and seconded by G. Bailey to approve the minutes of October 19, 2022, as written. The motion passed unanimously.

Roll Call:

A. Laprade-Aye

P. Thibodeau-aye

C. Huckins-aye

G. Bailey-Aye

T. Hardekopf-Aye

6. OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

A. Board review and vote on the addition to 2022 ZBA Rules of Procedure to add Changes Pursuant to HB 1661.

T. Hardekopf explained to the Board that the State has made a change on how the Board would approach their final decisions. T. Hardekopf shared the following changes with the Board:

Page 12-State Law so that the Board abiding by the written decision and stating why the Board would approve or disapprove the cases before the Board.

Page 14-Formatting and justifying

Board would be reimbursed for going to trainings

80 *A motion was made by G. Bailey and seconded by C. Huckins to approve the changes to the By-*
81 *Laws. The motion passed unanimously.*

82 Roll Call:

83 A. Laprade-Aye

84 P. Thibodeau-aye

85 C. Huckins-aye

86 G. Bailey-Aye

87 T. Hardekopf-Aye

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89 **7. ADJOURN**

90 A. Adjourn the Zoning Board of Adjustment (ZBA) Meeting. Next ZBA meeting date is
91 November 16, 2022, at 7:00 P.M.

92 A motion was made by G. Bailey and seconded by T. Hardekopf to adjourn the meeting at 7:09
93 p.m. The motion passed unanimously.

94 Roll Call:

95 A. Laprade-Aye

96 P. Thibodeau-aye

97 C. Huckins-aye

98 G. Bailey-Aye

99 T. Hardekopf-Aye

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101 **** Please note that all votes that are taken during this meeting shall be done by Roll Call vote. ****

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