Zoning Board of Adjustment

May 11, 2021

Public Meeting

Members Present: Roger Whitehouse, Walter Baird, Michelle Cooper, Chris Stafford, John Russo, Jason Holder

Others Present: Gail Turilli, Richard Taylor

Chris stated that since all board members are present, Michelle will be a non-voting member for tonight’s hearing as she is an alternate. This hearing is for a Special Exception Application submitted by Richard Taylor of 122 Kingston Road, for a home business.

Mr. Taylor states he has been conducting business over the past few years and was not aware he had to have town approval but does have state approval. He now comes before the Zoning Board of Adjustment. He states he has a small site utility and excavating company that primarily works in Northern Massachusetts and Southern New Hampshire. His property is only used for storage of work vehicles which include: 3 commercial registered dump trucks and 1 equipment trailer. He also has 2 excavators, one large and one small. Hours of operation are 7am-4:30pm, no work is done on site. He has 2 employees who park their vehicles during the day and take the work trucks to the job site. Access is on Moose Hollow Road. Currently he is working with James Boraczek on a project on 111A where he plans on moving his work vehicles once the site is built.

Chris explained the difference between a Special Exception and Variance application. Criteria was reviewed with the applicant who does not meet numbers 4 and 5. Chris suggested the option to have one vehicle stored on site. Mr. Taylor stated he would have to pay fee’s if stored elsewhere. Another option would be to apply for a Use Variance for a business in a Residential Zone and come back to the Board. Chris mentioned he would need to see any driveway permits that were issued for the property when the applicant comes back.

John **made** and Walter 2nd a **motion to deny the Special Exception application as criteria 4 and 5 are not met.**  All in favor, **motion passes.**

Walter mentioned to Roger that Planning Board Rules of Procedure were not found on the town’s website and that is something that needs to be discussed at the Planning Board’s next meeting. Roger asked that it be put on the agenda for Thursday.

Chris asked to reach out to the applicant who submitted a Variance application for an inground pool on 37 Ward Way as to where he stands. Conservation Commission was consulted as the pool placement is encroaching the wetland setback. According to the minutes received by the Conservation Commission, Carsten advised the applicant to consider alternative locations for the pool and also suggested that he ask the Planning Board for a further explanation as to why they made the lot constraints within this particular neighborhood.

Chris announced that at this time he would like to elect Chair and Vice Chair positions for the next 12 months. John **made** and Jason 2nd **a motion to nominate Walter Baird as Vice Chair.** Walter accepted the nomination. All in favor, **motion passes.** Jason **made** and John 2nd **a motion to nominate Chris Stafford as Chair.** Chris accepted the nomination. All in favor with Chris abstaining, **motion passes.**

Roger **made** and Jason 2nd **a motion to adjourn.** All in favor, meeting adjourned at 8:25pm.

Respectfully,

Gail L Turilli