

ZBA Meeting Minutes

September 3, 2024

In Attendance: Melissa M. Clark, Chris Clough, Jeff Rose, Rob Christian & Peter Martel

- Meeting called to order @ 19:05
- Brenda Paradise met with board to discuss separating her garage from property. She was advised to fill out a variance application to schedule a hearing
- Peter had concerns with our timing having changed from 30 days to 45 days but was discussed that our practices had been updated to reflect this to account for timing of notices etc
- Read through application
- Hearing called to order @ 19:17 (Brent Clark)
- Peter advised that since the lots were pre-existing lots that the 2 acre minimum did not apply which Mr. Clark said he was aware of
- Application was for variance of setbacks for leach field.
- State approved the Septic plans
- The proper ordinance was not on application so Rob began researching the correct ordinance.
- Peter stated if there are other violations then we cannot approve these variances as it was stated in looking up ordinance that 125' was needed from creek but state approved Septic only had 75'
- Chris stated we were there for the set back variances for the side and front of the leach field
- Peter State approved does not mean Town approved.
- Mr. Clark read letter to abutters which had Article 7 Section C and presented a topographical map of the property.
- Melissa called John Kendall for clarification on the 75' setback and he did not see an issue thus no variance on that.
- Peter requested that we get clarification on the definition of a body of water for the setbacks and reach out to John Kendall as well as the State Municipal counsel.
- It was decided that until these questions were resolved the hearing would be postponed then we proceeded to go through the application for any additional questions.

- Mr. Clark was advised to modify his application by next meeting to have the Article 7 Section C stated in it and adjust any questions as needed.
- Rob found Article 7 Section A which states that Sanitary systems should have the same setbacks as buildings. Section 3 states that Septic systems should be 125' from all water bodies.
- Hearing was continued to October 1st @ 19:15
- Meeting minutes from August were corrected and approved.
- Rob – does leach statement about State make variance no longer needed?
- Peter doesn't believe so as Town can be stricter perhaps go to the Planning Board on Septic Rules/Regulations & discussed having Planning Board revisit these.
- Next Meeting is October 1, 2024 @ 19:00
- It was discussed getting applications ahead of meeting.
- Meeting adjourned at 21:10

Minutes written by

Melissa M. Clark

ZBA Chairman