

ZBA Meeting

May 6, 2025

In Attendance:

ZBA: Melissa M. Clark, Chris Clough, Joe McGregor & Rob Christian

Guests: Shelley Nelkins, Jeff Rose, & Reese Grano

- **Meeting called to order @ 19:00**
- **Approved Meeting minutes from April and had a discussion about variances going upon deeds or for the town to track – suggested reaching out to free municipal for direction on this**
- **It was confirmed that members had received the training from the State email that had been sent**
- **If variance for need then when does it go away – is it when the need no longer exists**
- **Discussed if a natural course to keep track of variances & stipulations such as restrictions**
- **If variance granted – notation on property/tax card so future buyers are aware of stipulations???**
- **Elections of Officers for 2025**
 - **Chairman = Melissa M. Clark**
 - **Vice Chair = Robert Christian**
- **Hearing called to Order @ 19:24**
 - **Doris Nelkins – property @ 14 Greenfield Rd**
- **Rob Christian recused himself as he is an abutter**
- **As there were only 3 members checked to see if quorum vote is by majority of would it need to be all 3 to pass – Chris Clough found online it was majority**
- **PUBLIC PORTION**
 - **1989 subdivided but not recorded at State? – JCL did a septic design – applicant stated she had called her lawyer on what she owns and if she needs to subdivide – its going to get built has call into lawyer to subdivide to 2 lots**
 - **Discussed the various maps and plans the applicant had brought in which were dated 1982/83/89 (Wayne Roy) & another map along with the septic design created by Meridian**

- **It was determined that a survey needs to be done to clarify which of the maps are correct and what the actual lot size is and then it could be subdivided if requirements were met.**
- **Applicant expressed building it due to the sound of the trucks on Route 31 and it was advised that would probably not solve the problem as the brakes are heard from greater distance then where she is looking to build. It was recommended that perhaps sound proofing could help with the issue**
- **Other options of noise ordinance or jake brake restrictions were discussed as well.**
- **Discussed the issue of having 3 house on one lot is non—compliant and if she got an updated survey to clarify lot she could subdivide and no variant would be needed. It was found that the septic plan advised that a professional survey be conducted before proceeding with building.**
- **Applicant decided to withdraw her variance request at this time to look at other avenues that were discussed such as the subdivision, sound proofing as well as perhaps a noise ordinance or jake brake restrictions.**
- **Hearing adjourned @ 20:18**
- **Jeff Rose and Reece Grano were appointed as Alternate members & will be given to Selectmen at next meeting then be sworn in**
- **Next Meeting was set for June 3, 2025 @ 19:00**
- **Meeting adjourned @ 20:22**

Minutes written by

Melissa M. Clark

ZBA Chairman