

November 20, 2023

ZBA Minutes

The meeting was held in the Clerk's office, 23 Main St, Annex. Members in attendance were: Kevin Moore, Jon Fagerstrom, Paul Vandal and Chet Jambora. Also in attendance were Pat Leaming as the Consultant and the property owner, Douglas Finley of 49 Palmer Rd.

Kevin motioned to open the meeting at 5:00 pm. Seconded by Paul. All in favor.

Pat Leaming discussed the denial letter from Building Department based on parking. Both Engineering and Survey plot plans are reviewed. There is enough room for a fire truck. They are seeking relief regarding the parking requirement in our bylaws. The proposed storage facility has six parking spaces, including handicapped, in the front, but the intent is that most people would park in front of their units. All other aspects of the project meet the bylaws.

Discussion took place regarding the bylaw and whether or not this would be detrimental to the neighborhood. The intent of the bylaw likely never envisioned storage facilities. The Board members noted that storage facilities that they have been to, do not have a lot of extra parking in front either. Everyone drives up to their unit unless they have to go in the office. That's why the 6 parking spots make sense. A review of the bylaw took place. The verbiage actually says "may" and not "must." It's very vague and we see plenty of parking on the facility.

Kevin motioned that after review, based on the vagueness of the parking requirements in the bylaw, the plan as written meets the requirements of our zoning bylaws. Jon seconded. All in favor.

The board decided to try and have the hearing for First St the week of Dec 18 based on availability of a meeting hall due to the Town Hall being closed.

Last meeting minutes were reviewed. Kevin motioned to accept. Seconded by Paul. All in favor.

Meeting adjourned at 5:25 pm.

Respectfully submitted,

Debra Fagerstrom, ZBA Clerk

Kevin Moore, ZBA Chair  Date approved: 12-28-23