Zoning Board of Adjustment

Minutes

November 5, 2020

**Members Present:** Wayne Flynn, Chairman), Lenny Knowles, Norman Malloy and Steve Roy

**Members Absent:** Keith Roberge (Alt)

**Members Excused:** None

**Members of the Public:** Pansy Gagnon, Donna Cummings, Shane Cameron and Luc Corriveau

**Call to Order:** Meeting was called to order at 7:01 by Chairman Flynn

**Minutes of May 19, 2020 –** On a motion from Steve with a second from Norman, the board voted to pass over the minutes.

**Case #02-2020 – Corriveau – Special Exception – 7 Mt Carter Dr (U29, Lot 3)**

Chairman Flynn asked Mr. Corriveau to present his case. He is planning to install a solar system and after consultation with the installation company, it was determined that a split system would be best. There will be 15 panels with some being roof mounted and the remainder on a pole mount in the back corner of the lot which is allowed by Special Exception under Article IV, Section 4.02 (B) (3). There is a wooded area between his lot and the property closest to the area where the pole mounted array will be located. The array will meet the setback requirements and shouldn’t diminish the value of surrounding properties.

There were no questions from the board and none of the public wished to speak in opposition or in favor. The board then completed the Finding of Facts:

1. It is a permitted use by Special Exception
2. All requirements were met and all criteria were outlined and explained
3. There was no opposition from the public
4. The Installers were recommending the split system

The board completed the checklist and on a motion from Lenny with a second from Steve to grant the application, Chairman Flynn called for a roll call vote:

Steve – yet Lenny – Yes Norman – Yes Wayne - Yes

The applicant was informed that the Special Exception was granted and that his abutters had 30 days to appeal the boards decision,

**Case #03-2020 – Cameron – Special Exception – 1 Frazer Street (U8, lot 101)**

Chairman Flynn asked Mr. Cameron to present his case. He is seeking a special exception per Article IV, Section 4.01 (B) (9) to allow him to have 6 hens for egg production which will be housed within a self contained chicken coop that will be behind the garage and not visible from the road. There will be no roosters. The coop will be approximatlehy 10 feet from the rear neighbors property. Manure will be mixed with regular compost in a compost tumbeler. They will not be free range chickens. Chairman Flynn asked if anyone from the public had questions Donna Cummings questioned how many would be allowed and if the new owners of 24 Pine Street had been notified and that she was concerned about having problems with bears. Secretary Lutz responded that the most current owners of properties had been notified and that no complaints had been received regarding bears. The board completed the Finding of Facts:

1. Multiple people have had chickens and ducks in that neighborhood
2. The keeping of up to 6 fowl is a permitted use by Special Exception
3. Adequate safeguards are in place
4. There is adequate disposal of waste
5. The keeping of chickens will not affect property values in the neighborhood.

As there were no more questions from the public, the board completed the checklist and Chairman Flynn asked for a motion. On a motion from Lenny with a second from Steve to grant the special exception, Chairman Flynn called for a roll call vote:

Steve – Yes Lenny – Yes Norman – Yes Wayne - Yes

The applicant was informed that the variance was granted without conditions and that the neighbors had 30 days to appeal the boards decision.

**New Business –** Chairman Flynn informed the board that the Planning Board would be holding a public hearing on November 18, 2020 for a major re-write of the zoning ordinance.

**Old Business –** None.

**Public Comment –** None

**Adjourn –** On a motion from Lenny with a second from Steve, the board adjourned at 7:42 pm

Respectfully submitted



Michelle M. Lutz

November 10, 2020