

EXPANDED DRAFT MEETING SUMMARY
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ZONING BOARD OF ADJUSTMENT PUBLIC HEARING AND MEETING
April 25, 2023

A public hearing of the Zoning Board of Adjustment was held on Tuesday, April 25, 2023 at 6:30 PM, both in person at City Hall and via Zoom.

Mariellen MacKay, Chair, asked for a Roll Call:

Mariellen MacKay, Chair
JP Boucher, Clerk
Jack Currier
Rob Shaw
Jay Minkarah
Josh Nehiley

Carter Falk, Deputy Planning Manager/Zoning
Kate Poirier, Planning Coordinator

Mrs. MacKay explained the Board's procedures, saying that real-time public comment can be addressed using Zoom, or by telephone, or in person. Mrs. MacKay said that real-time comments via audio will be addressed at the conclusion of the public hearing, and the public is encouraged to submit their comments for future meetings via email to the Planning Department, which is Planningdepartment@nashuanh.gov, or by mail, at P.O. Box 2019, Nashua, NH, 03061. Mrs. MacKay identified the points of law required for applicants to address relative to variances and special exceptions. Mrs. MacKay explained how testimony we will be given by applicants, those speaking in favor or in opposition to each request, as stated in the Zoning Board of Adjustment (ZBA) By-laws.

- 1. John G. Strickland (Owner) 8 Bailey Street (Sheet 138 Lot 47) requesting variance from Land Use Code Section 190-44 (A) to exceed maximum fence height, 6 feet permitted, 8 feet requested for 100 linear feet along rear property line. R9 Zone, Ward 1.**

Voting on this case:

Mariellen MacKay
JP Boucher
Jack Currier

Rob Shaw
Josh Nehiley

John Strickland, 8 Bailey Street, Nashua, NH. Mr. Strickland said that he had a series of about ten pine trees along the back yard that were taken down, and there's a wooden fence there, and wants to put up a privacy fence. He said that he submitted a letter from his neighbor from the back, and that neighbor actually encouraged it. He said it's not a spite fence, it's a private fence, a beautiful white brand new fence.

Mr. Currier asked about his and his neighbors porches.

Mr. Strickland said that his is about a foot off the ground, and the neighbor has five kids, and he has his family, and everyone can see each other, with the privacy fence, there will be privacy for all.

SPEAKING IN FAVOR:

Letter submitted in favor from Jeffrey & Melissa Locke, 7 Greenlay Street, Nashua, NH.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

END OF PUBLIC HEARING, BEGINNING OF PUBLIC MEETING:

Mr. Nehiley said that he is generally in favor of the request, they did a good job in putting the application together, and the old fence is falling down, and the fence will add to the flavor of the neighborhood, and will not decrease property values.

Mr. Boucher said that he is in favor of the application as well, and the fence won't cause any visual interference, and it won't block out the sun or the sky, also, the neighbor to the rear is in support of it.

Mr. Minkarah said that he cannot find support for the application. He said that he doesn't see anything that distinguishes this property from any other home nearby, and most porches and decks are raised off the ground, so that doesn't distinguish the property, and cannot support this.

Mr. Currier said that he finds support for the application. He said that the fence is pretty far back from the street, and it doesn't look like it will be imposing at all to the street view, and will only impact the rear abutter.

Mr. Shaw said that he is in support of this, for the reasons already stated in favor.

Mrs. MacKay said that she is in support for the reasons mentioned, and the rear abutter, who would have the most impact, is in support.

MOTION by Mr. Currier to approve the variance application on behalf of the owner as advertised. Mr. Currier stated that the variance is needed to enable the applicant's proposed use of the property, given the special conditions of the property, the majority of the Board finds that with the two elevated rear decks are situated, that this would provide reasonable privacy, and the Board also notes that the rear abutter is in support for the same reason, and the Board believe that this will not be imposing from the street.

Mr. Currier said that the request is within the spirit and intent of the Ordinance.

Mr. Currier stated that the Board does not believe the request will negatively impact property values.

Mr. Currier stated that the request is not contrary to the public interest, and substantial justice will be served to the applicant.

SECONDED by Mr. Shaw.

MOTION CARRIED UNANIMOUSLY 5-0 PER VERBAL ROLL CALL OF THE VOTING MEMBERS.

2. Perimeter Place Investments, LLP (Owner) Breakthrough Behavioral & Educational Consultants, LLC (Applicant) 114 Perimeter Road, Units G & H (Sheet E Lot 1509) requesting use variance from Land Use Code Section 190-15, Table 15-1 (#250) to allow a preschool in a portion of an existing building. AI Zone, Ward 1.

Voting on this case:

Mariellen MacKay
JP Boucher
Jack Currier
Rob Shaw
Jay Minkarah

Tiffany Remy, Co-Owner, Breakthrough Behavioral & Educational Consultants, 114 Perimeter Road, Nashua, NH. Ms. Remy said that they provide ADA services to children with autism, and have a clinic at 78 Northeastern Boulevard, and a partnership with a preschool in Amherst, New Hampshire.

Michelle Osher, Director, Creative Milestones, 78 Northeastern Boulevard, Suite 384, Nashua, NH. Ms. Osher said that they are seeking the variance to establish occupancy for Creative Milestones Learning Center, which is an inclusive preschool program. She said that there is a declining enrollment in preschools, and there will be a special staff for the children with autism. She said that there are not many options like this in Nashua for these kids to attend. She said that this preschool is vital for the kids to allow for a successful transition into their primary schools. She said that they have a letter in support from the Airport Manager, and passed it out to the Board.

Ms. Osher said that they have addressed all concerns with safety and noise, and the Airport Authority Board did not have any concerns with this space being used by the preschool, and they asked if the children would have issues with the airplane noise, and they only anticipate having three or four students with disabilities enrolled in the program at any given time, based upon the staffing ratios.

Mr. Minkarah asked what attracted them to this site.

Ms. Osher said that the building is already set up for a preschool, and it's set up in a way that will be approved by the State Licensure Board, and it is near the end of the street, so there won't be a lot of traffic and in-out movements.

Mr. Currier asked if there have been previous approvals at this facility before, or nearby.

Mr. Falk said that the next building over there was an approval,

also, there was a dance studio, and there was another preschool nearby.

Ms. Osher said that there are two places down the road, at 102 Perimeter, there is Crossroads, and there is Granite State Learning Center a little further down.

Mr. Currier asked about the typical hours of operation, and if it is year round operations.

Ms. Osher said that they've decided to have it year round, as there are many programs in the State of New Hampshire that don't offer year-round services. She said that their program is half-days, and there is an after care option to extend it to 1:30.

Mr. Currier asked if they are doing this business for the first time, or are there other locations.

Ms. Osher said that they are running a similar program running in Nashua.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS, COMMENTS OR CONCERNS:

No one.

END OF PUBLIC HEARING, BEGINNING OF PUBLIC HEARING:

Mr. Boucher said that he's in favor of the application, there are other similar variances granted in the area. He said that it fits in, and it's not a 24-hour a day operation, it's limited time that they're open, and it shouldn't cause any problems in the area, and the Airport Authority is ok with it.

Mr. Minkarah said he is in support as well. He said it's a viable industrial area, but there are other approved child care facilities in the area, and the dance school next door, and the Airport Authority supports it, and it's clearly a needed use.

Mr. Currier said that years ago, the Board approved a similar use on Perimeter Road, there was some pause and caution to it, and that was the same response that we got from the Airport

Authority, but time has gone by and there have been other approvals, and there hasn't been a problem with these type of facilities in the AI Zone. He said that he believes that the AI Zone has been underutilized, so it seems reasonable to let this needed service go in.

Mr. Shaw said that he is in support as well, for all the reasons just stated.

Mr. Nehiley said that he is in favor of the application, and interestingly, as you drive down Perimeter Road, there isn't one aviation related business on the left side of the road, there are three or four educational uses, and the dance studio, so it's an interesting grouping of similar type businesses in the area, and doesn't anticipate any other aviation-related businesses going in there that aren't there now.

Mrs. MacKay said that she is in favor of the application as well, the potential noise issue from the airport and the parking situation will not be an issue.

MOTION by Mr. Currier to approve the use variance application on behalf of the owner as advertised. Mr. Currier stated that the variance is needed to enable the applicant's proposed use of the property, given the special conditions of the property, the Board finds that there are quite a few, actually a majority of businesses on this side of the road that are not airport or aviation related, but are education or education-related and that this use is similar to that, and the benefit sought by the applicant cannot be achieved by some other method reasonably feasible for the applicant to pursue, other than the variance, the applicant stated that the building is already set up for a small educational unit.

Mr. Currier said that the request is within the spirit and intent of the Ordinance.

Mr. Currier stated that the Board does not believe the request will negatively impact property values.

Mr. Currier stated that the request is not contrary to the public interest, and substantial justice will be served to the applicant.

SECONDED by Mr. Shaw.

MOTION CARRIED UNANIMOUSLY 5-0 PER VERBAL ROLL CALL OF THE VOTING MEMBERS.

3. Harbor Homes, Inc. (Owner) Spectrum Signs & Graphics/Jilian Arsenault (Applicant) 46 Spring Street (Sheet 32 Lot 33) requesting variance from Land Use Code Section 190-101, Table 101-7, to encroach 7 feet into the 10 foot required front yard setback to replace a non-conforming ground sign. D-1/MU Zone, Ward 3.

Voting on this case:

Mariellen MacKay
Jack Currier
JP Boucher
Rob Shaw
Josh Nehiley

Ted Jarvis, Spectrum Signs & Graphics, Manchester, NH (on zoom).
Mr. Jarvis stated that there is an existing sign that was erected years ago, but is falling down, and there are letters missing from the sign, and the proposal is for a new, fresh sign in its exact same location. He said it would have 4x4 pressure treated posts, with PVC sleeves and finials on the top, and the center of the sign would have the identification of the facility. He said that they're not changing anything, actually, are reducing the size, the current sign is 25 square feet, and the proposed sign would be 20 square feet, built in the same location.

Mr. Shaw asked about the proposed height of the sign.

Mr. Jarvis said it will be the same height, at 84 inches.

Mr. Currier asked what the Veterans First text is.

Mr. Jarvis said that is their brand name, they own several properties throughout New Hampshire that support homeless veterans, and it's a rebrand of their logo. He said that many of the facilities are updating their signage.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

END OF PUBLIC HEARING, BEGINNING OF PUBLIC MEETING:

Mr. Minkarah said that he support the application, it's in the same location and it's actually less non-conforming, and clearly, the existing sign is in a dilapidated state.

Mr. Currier said that he agrees with what Mr. Minkarah said, the current sign actually has been dilapidated for many years, not just recently, it's a net improvement, and likes that the sign is non-illuminated and it's less non-conforming.

Mr. Shaw said that it's generally a pretty small sign for the structure itself, and is in support.

Mr. Nehiley said that he is in support for all the reasons previously stated.

Mr. Boucher said that he is in favor of the application.

Mrs. MacKay said she is also in favor for all the reasons previously stated, and is glad to see the sign replaced.

MOTION by Mr. Shaw to approve the variance application on behalf of the owner as advertised. Mr. Shaw stated that the variance is needed to enable the applicant's proposed use of the property, given the special conditions of the property, and the benefit sought by the applicant cannot be achieved by some other method reasonably feasible to pursue, other than the variance, there has been a sign here for a long period of time, and the new sign will be in the exact same location, and the sign will be brought up to decent shape, and it will be somewhat less non-conforming, and they are reducing the overall area from 25 to 20 square feet.

Mr. Shaw said that the request is within the spirit and intent of the Ordinance.

Mr. Shaw stated that the Board does not believe the request will negatively impact property values.

Mr. Shaw stated that the request is not contrary to the public interest, and substantial justice will be served to the applicant.

SECONDED by Mr. Currier.

MOTION CARRIED UNANIMOUSLY 5-0 PER VERBAL ROLL CALL OF THE VOTING MEMBERS.

4. Marlena Gilbert (Owner) 9 Mount Pleasant Street (Sheet 67 Lot 66) requesting variance from Land Use Code Section 190-31 to encroach 3 feet into the 6 foot required right side yard setback to replace and expand a previous non-conforming detached garage from 20'x20' to 20'x30' after it collapsed. RB Zone, Ward 3.

Voting on this case:

Mariellen MacKay
Jack Currier
JP Boucher
Rob Shaw
Josh Nehiley

Mr. Minkarah said that he is a close neighbor, and is recusing himself from this case.

Mr. Shaw said that there is a concern relative to the Historic District Commission, they were scheduled for a meeting last night, but there wasn't a quorum. He said that the Board may consider tabling this case until they go to the HDC. He suggested tabling it for two weeks.

Mrs. MacKay said that the HDC doesn't meet until May 15, 2023.

Mr. Falk said that there isn't a law that states that the owner has to go to the HDC first, before going to the Zoning Board. He said that they can go tonight, but if the Board decides its cleaner for them to go to the HDC first, the applicant would go along with that too.

Mr. Shaw said that ultimately, if there is a motion to approve it, it could be with the pending results of the HDC.

Mr. Currier said that typically the Historic District Commission

would meet, and if they had approved or denied this, would the Board get the correspondence on that.

Mr. Falk said that the Board would.

Mr. Nehiley asked that if this case were to be tabled, if there would be any additional financial considerations or fees that the applicant would have to pay.

Mr. Falk said there would not be, as the ad would be the same. He said that the notification is only to encroach into the setback, it would be the same request, regardless of the HDC results.

Mr. Currier said he would be inclined to hear the case tonight, and if it receives approval, it would be contingent upon subsequent approval by the HDC.

Mr. Boucher asked if the HDC is an advisory Board.

Mr. Falk said that they have authority very similar to the Planning Board and Zoning Board, only the Conservation Commission is a recommending or advisory board. He said that the HDC will only be looking at the aesthetics of the garage, and the Zoning Board is only looking at the encroachment into the setback. He said that she is grandfathered in for the setbacks she encroached into, but since she's requesting to make the garage a bit larger, she needs a variance as the one requested tonight.

Mr. Boucher said that he'd recommend that we hear the case and move forward.

Mr. Shaw said he's comfortable with hearing the case tonight.

Mr. Nehiley said that he'd prefer to move forward with this case.

Mrs. MacKay said that not only does she chair this Board but also the Historic District. She said that there is an architect on the Historic District Commission, and it would have to meet all those requirements.

Mrs. MacKay asked if the other Board members thinks she should recuse herself because of her position on the HDC.

Mr. Shaw said it's always the individuals choice, and didn't see any reason why she couldn't go forward with the variance.

Mr. Nehiley agreed with Mr. Shaw, there is no reason for Mrs. MacKay to recuse herself.

Marlena Gilbert, 9 Mount Pleasant Street, Nashua, NH. Ms. Gilbert said that she just bought the house on February 1, 2022, and is new to Nashua. She said that the garage didn't make it through that big storm recently. She said that she did some research on what type of garage fits and what doesn't, and learning about the community, and the proposed garage, soon to come to the HDC, will be a duplicate garage, the only thing is that it will be ten feet longer towards the front of the property, so the encroachment is only on the right side of the garage. She said that she went to DPW today and received a permit for a privacy fence on the side of the garage, and enclosing a small portion of the lot for privacy there. She said that the garage will be in the exact same footprint, only ten feet longer towards the front, where more modern vehicles can fit in, as well as landscaping equipment. She said that she is involved with property maintenance and quality, and upgrades, and is a property investor and takes pride in restoring. She said that the fence on the side will be replaced, it will come along the side of the garage and it will be a six foot tall privacy fence along the side, and it slopes down towards the sidewalk, so it adds some privacy by the bushes, but gives a friendlier feel as it gets lower. She said that the variance will help her avoid the huge expense of picking up the foundation and moving it over three feet towards the yard to the left and forward. She said that she'd like to grandfather in the ten feet on the side of the garage.

Ms. Gilbert said that the new garage should increase the values in the neighborhood, and will not be imposing on her neighbor. She said it would be a major hardship to move the garage over to meet the six foot setback, and it would change the whole character of the lot. She said that the goal is to get a usable garage and increase the value of the home.

SPEAKING IN FAVOR:

Sarah Pagan, 22 Cheshire Street, Nashua, NH. Mrs. Pagan said that she is in favor of the request.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

June Lehman, 18 Manchester Street, Nashua, NH. Ms. Lehman said she really doesn't have an objection to this, but the first she knew about this was that the garage was torn down at 7:00 on a Sunday morning, and wished she had more of a heads-up. She asked why it was taken down at 7:00 am on a Sunday without any notice.

Mr. Falk said that the Building Department said that it had to come down, as it was a safety issue, and there is a school next door, with a lot of small children walking by.

SPEAKING IN FAVOR - REBUTTAL:

None.

END OF PUBLIC HEARING, BEGINNING OF PUBLIC MEETING:

Mr. Currier said that he finds support for the application, the City inspector said that it needs to come down, and in terms for the request for the overage, the existing encroachments have been there for a long time, and to increase the depth of the garage by ten feet is reasonable, it is a long driveway, and it would be unreasonable for the homeowner to move the foundation to meet the setback. He said it's a reasonable request, given the existing driveway length and the pre-existing conditions of the garage always being in the setbacks.

Mr. Shaw said that he is in support also, and this is a very common and current situation in this part of the City, where so many of these older garages are built essentially right on the property line or within a couple feet of it, so this is more of the look and feel and character of the neighborhood.

Mr. Nehiley said that he is in support, there is a pre-existing concrete to see where it will be, and it is very common in this part of town, and sees no reason why the Board cannot move forward in favor of this application.

Mr. Boucher indicated that he is in support, and in looking at the neighborhood, the homes and garages around here are typically up against the property line, and it fits in with the

neighborhood, and this lot is somewhat of a larger, open lot, and will be a benefit to the homeowner.

Mrs. MacKay said that she is also in support of the application, it makes logical, common sense, and aesthetically, the owner wanted the fence to come down from six to four feet, and backing out of the driveway will help visually backing out of the driveway, and that is wise.

MOTION by Mr. Currier to approve the variance application on behalf of the owner as advertised. Mr. Currier stated that the variance is needed to enable the applicant's proposed use of the property, given the special conditions of the property, the Board notes that the previous 20'x20' garage encroaches both into the right and rear yard setback, and such encroachments are typical in this older neighborhood, and that the proposed expansion, which would only be on the right side yard setback is not overburdensome or out of character with the neighborhood.

Mr. Currier said that the request is within the spirit and intent of the Ordinance.

Mr. Currier stated that the Board does not believe the request will negatively impact property values.

Mr. Currier stated that the request is not contrary to the public interest, and substantial justice will be served to the applicant.

Mr. Currier said that the Board noted that the HDC hasn't adjudicated on this case yet and that this approval doesn't outweigh that the proposal must meet the requirements of the HDC.

SECONDED by Mr. Shaw.

Mr. Currier said that this application must still meet the Historic District Commission' approval.

Mr. Shaw said that it should be stipulated that it will be a single-story structure, by all appearances it will be, but in the future, if it becomes a two-story, it would have to come back to the HDC.

Ms. Currier said he didn't mind adding to the motion that per

the plan, it's a single-story structure, and the Board notes that this approval is for a one-story.

Ms. Poirier said that if the garage increases in height, not only would it need HDC approval but Zoning Board approval as well.

MOTION CARRIED UNANIMOUSLY 5-0 PER VERBAL ROLL CALL OF THE VOTING MEMBERS.

5. City of Nashua (Owner) David Boucher, Superintendent, Department of Public Works Wastewater Division (Applicant) "L" Campton Street (Sheet F Lot 4A) requesting special exception to work in the 75-foot prime wetland buffer of the Nashua River to upgrade a City-owned wastewater pump station and replace an associated sub-surface force main under the Nashua River. R9 Zone, Ward 1.

Voting on this case:

Mariellen MacKay
Jack Currier
JP Boucher
Rob Shaw
Jay Minkarah

David Boucher, Superintendent, Department of Public Works, City of Nashua, 2 Sawmill Road, Nashua, NH. Mr. Boucher said that this project is part of Phase 2 of 3 to upgrade wastewater facilities, it is a pump station upgrade, off of Campton Street. He said that there are several other upgrades going on with this pump station, there are internal upgrades, replacement of pumps, controls, piping, some grinders, and on the exterior of the building, there is some siding going up and security lights going in, new staircase, and an emergency generator inside the building will be on a concrete pad on the outside of the building.

Mr. Boucher said that a major part of this project is a threshold drill that will take place from the pump station side, the Campton Street side, and it will go under the river to the Shore Drive side of the river, over 700 feet of threshold drilling, to replace a 10-inch ductile iron pipe that was installed in 1984. He pointed out the location on the submitted maps and drawings, where the equipment is, the staging of

materials, and where the trench that will be dug from the pump station to a point, a starter pit, so the threshold drill can start below ground, it will be a fairly shallow pit, and on the Shore Drive side, will be another fairly shallow pit dug to make the connection of the sewer pipe.

Mr. Boucher said that once the project is done, it will all be buried as currently it is a grass location that is maintained by DPW, and the grass will be re-established. He said that it will be a ductile iron pipe going under the river, but the new one will be an HDPE plastic pipe.

Mr. Currier asked about the life of a ductile pipe versus an HDPE.

Mr. Boucher said that the ductile line is segmented, so when the ground shifts, the line moves, especially under the river with water movement, which is one of the issues, and it's difficult to clean.

Mr. Currier asked how far under the river bed is the new pipe going to be.

Mr. Boucher said he's not exactly sure, but it will be under the bottom, the goal is to not hit any boulders or anything.

Mr. Shaw asked if there will be any activity happening on the Shore Drive side,

Mr. Boucher said that just off the road, there is an existing 15-inch PVC pipe, so when the pipe comes up from the ground, it will have to be connected to that pipe, he said it is outside the wetland buffer.

Mrs. MacKay said that there is a letter from the Conservation Commission.

Mr. Boucher said that they will be replanting some wildflowers, and re-seeding the area, and there was some concern about the lights, and the new security lights will be shielded and down-facing.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

Sarah Pagan, 22 Cheshire Street, Nashua, NH. Ms. Pagan asked when the construction will start, and how long it will take place, and the pumping station, as it is right now, is not loud, and wants to know if the pumping volume will be louder.

Mr. Boucher said that he's heard similar complaints, and the generator that was in the building was rather loud one, and that generator has been removed, and there is a temporary generator there. He said that there will be a new generator installed, it will be a smaller, insulated generator running on natural gas, it is designed better and is quieter.

Ms. Pagan asked if the construction will be visible, or will it be masked somehow.

Mr. Boucher said that they're trying not to remove any of the existing trees, they had to remove one since it was damaged, and there will be a privacy fence.

Mr. Currier asked Mr. Boucher to reiterate the construction times.

Mr. Boucher said the project has already started, inside the pump station, and some siding, small work has been done.

END OF PUBLIC HEARING, BEGINNING OF PUBLIC MEETING:

Mr. Shaw said that all the special criteria have been met, and is in support.

Mr. Nehiley said that he is in favor, the work is absolutely critical to the infrastructure of the City, there was a similar case brought forward by DPW recently, and they've been very respectful to the environment, and they are upgrading the area and putting in a quieter generator, and only took down one damaged tree.

Mr. Boucher said that all the special regulations have been met and is in support.

Mr. Minkarah said that he supports the application for all the reasons stated.

Mr. Currier said that it meets all the special wetlands criteria, and is in support.

Mrs. MacKay said that she is in support of the application for all the aforementioned reasons.

MOTION by Mr. Currier to recommend approval of the application on behalf of the applicant as advertised. Mr. Currier said that the use is listed in the Table of Uses, Section 190-112.

Mr. Currier said that it will not create undue traffic congestion or unduly impair pedestrian safety, there will be minor construction traffic.

Mr. Currier said it will not overload public water, drainage or sewer or other municipal systems, in fact, it will improve the sewer system, which has degraded at this point under the Nashua River.

Mr. Currier said that by testimony and the application, Mr. Boucher has fulfilled all the special regulations.

Mr. Currier said that the use will not impair the integrity or be out of character with the neighborhood, or be detrimental to health, morals or welfare of residents, the Board notes that the proposed upgrades include a quieter generator.

Mr. Currier said that the Board is including the minutes from the Conservation Commission meeting from 4-4-2023, with two stipulations of approval, and the applicant will adhere to the stipulations.

SECONDED by Mr. Shaw.

MOTION CARRIED UNANIMOUSLY 5-0 PER VERBAL ROLL CALL OF THE VOTING MEMBERS.

MISCELLANEOUS:

REHEARING REQUESTS:

None.

REGIONAL IMPACT:

The Board did not see any cases of Regional Impact on the next agenda.

MINUTES:

3-28-2023:

Mr. Minkarah said on Page 10, middle of the page, paragraph that starts with Mr. Minkarah, said that it generally supports density, in the first sentence it states that he doesn't have a problem with the density and the last one says that he does, and he really didn't, and proposes a rewording of that, if that's ok, to strike the words he said that he has an issue with the density, and insert the word could, for that reason, could support six or seven units, but certainly not eight. He said that his intent was to reference his concern that they were treating the buffer, it wasn't a concern about the density. He said that pretty clearly, the density was his issue.

Mr. Currier said that he concurs with that amendment.

MOTION by Mr. Currier to approve the minutes as presented, with the amendment on page 10 as proposed by Mr. Minkarah, waive the reading, and place the minutes in the file.

SECONDED by Mrs. MacKay.

MOTION CARRIED UNANIMOUSLY 5-0 PER ROLL CALL OF THE VOTING MEMBERS.

4-11-2023:

Mr. Shaw said that on the top of the first page, it should show Mr. Boucher as Clerk, not Mr. Currier.

MOTION by Mrs. MacKay to approve the minutes as presented, with the amendment on page 1 as proposed by Mr. Shaw, waive the reading, and place the minutes in the file.

SECONDED by Mr. Shaw.

MOTION CARRIED UNANIMOUSLY 5-0 PER ROLL CALL OF THE VOTING MEMBERS.

Zoning Board of Adjustment

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ADJOURNMENT:

MOTION by Mr. Currier to adjourn the meeting at 8:02 p.m.

Submitted by: Mr. Boucher, Clerk.

CF - Taped Hearing

DRAFT