

Zoning Board of Adjustment
October 18, 2021
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Chairman Frank Mai called the meeting to order at 4:15 PM.

Members Present: Frank Mai - Chairman, Richard Mallion, Barbara Hanson, Thomas Jackson, Joyce McGee – Secretary.

Absent: Chuck Lockhart

Public Present: Richard Harris Sr., and Robert Wisnouckas

Public Hearing(s):

Variance:

#2021-006: Owner/Applicant – Harris Sr., Richard & Nancy of the Harris Family Trust – 123 Old East Road, Tax Map 213 Lot 002: who is/are requesting a variance to place two (2) 8'x20' portable conex storage boxes, said boxes to be 15' from property line where setbacks are 25'(Article XIII- Absolute Criteria for all Development: Site Design Standards – 6.29: Setbacks) of the Development Code.

Chairman Mai read the Variance Application as submitted. Mr. Harris advised that the conex boxes were going to be placed on each side of the sandbox that was approved before. The conex boxes will be 8'x20' and won't be as long as the sandbox that is 30'.

Richard Mallion felt that Mr. Harris was nickeling and diming the ZBA, do you have a plan moving forward so you don't have to keep coming back? Mr. Harris stated it depends on how many regulations the town comes up with, but shouldn't be any more as the conex boxes are portable. I didn't have them when I came before the Board the last time. Mr. Mallion wondered what they would be used for? Mr. Harris replied shovels, tools, equipment etc. Mr. Mallion wondered what was the units on Rte 3 used for? Mr. Harris, they are storage units. Mr. Mallion it seems we are meeting every month for you. Mr. Harris stated as a developer sometimes the new regulations are quite restrictive.

Mr. Harris described his sanding/plowing operation was for 50 units in Whitefield and his other locations in Lancaster and Twin Mountain. The location next to the sandbox is good as it's so big it hides the concrete box.

Barbara Hanson asked if all abutters had been notified. Joyce McGee advised yes. Mr. Harris stated he had talked with the abutter that would be affected by the location, no concerns. Ms. Hanson understood that Mr. Harris's business needs to expand, she had no other questions. Mr. Mallion would like Mr. Harris to have some kind of plan. Thomas Jackson had no issues.

Chairman Mai stated that a site visit had already been done for the last variance so everyone knew where the location was, so no need for a site visit.

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A motion was made by Barbara Hanson to accept the Variance Application as complete, seconded by Thomas Jackson. All in favor, motion carries. APPROVED

A motion was made by Barbara Hanson to approve the Variance to place two 8'x20' conex boxes 15' from the property line, seconded by Thomas Jackson. All in favor, motion carries. APPROVED

Variance:

#2021-007: Owner/Applicant – Harris Sr., Richard & Nancy of the Harris Family Trust – 123 Old East Road, Tax Map 213 Lot 002: who is/are requesting a variance for a height adjustment to the already permitted sand shed that is 10' in height to 16', said building is 10' from property line where setbacks are 25' (Article XIII- Absolute Criteria for all Development: Site Design Standards – 6.29: Setbacks) of the Development Code.

Chairman Mai read the Variance Application as submitted for a height increase of existing sandbox. Mr. Mallion asked what circumstances have changed since the approval of sand shed? Mr. Harris responded that he had acquired a bigger loader 24" higher, this will allow us to bring in the bigger loader if the smaller one breaks down. If the smaller one breaks down then we would be restricted from using the bigger loader as couldn't get in the current building.

Barbara Hanson asked about the 24", Mr. Harris stated that the difference is 6' in building height.

A motion was made by Barbara Hanson to accept the Variance Application as complete, seconded by Thomas Jackson. All in favor, motion carries. APPROVED

A motion was made by Thomas Jackson to approve the Variance to increase the height of the sand shed from 10' to 16', building will be 10' from property line where setbacks are 25', seconded by Barbara Hanson. All in favor, motion carries. APPROVED

Other Correspondence:

Robert Wisnouchkas talked about Airbnb/short-term rentals and how times have changed.

A motion was made by Richard Mallion to approve the September 13, 2021 minutes as written, seconded by Thomas Jackson. All in favor, motion carries. APPROVED

Mr. Wisnouchkas advised the Board that he had purchased the Allard Building and wondered how many units constituted a hotel. Chairman Mai didn't know and advised that anything to do with the regulations for Airbnb or units to discuss first with Planning Board, they will then direct you to the Zoning Board if a variance is needed.

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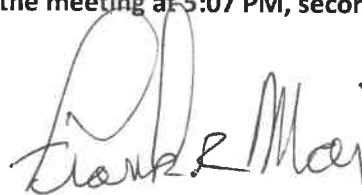
The Board was happy for Mr. Wisnouckas and wished him luck.

A motion was made by Barbara Hanson to adjourn the meeting at 5:07 PM, seconded by Richard Mallion. All in favor, meeting adjourned.

Respectfully submitted by:



Joyce A. McGee – Secretary



Frank Mai - Chairman