

1 **MINUTES OF THE ZONING BOARD OF ADJUSTMENT**
2 **MEETING FEBUARY 9TH 2015**
3 **MERIDEN TOWN HALL**

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6 Zoning Board

7 Members Present: Richard Colburn, Chairman Brad Atwater
8 William McGonigle Scott MacLeay

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10 The meeting was called to order by Chairman Colburn at 7:05pm.

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12 The minutes of November 10th 2014 were approved as amended.

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14 **Case 2015-01 Rick Bolduc #6 Beauty Hill Road detached accessory dwelling unit:** Chairman
15 Colburn opened the hearing by reading the posted notice. He then asked the applicant to explain
16 the proposal to the board. Owner Rick Bolduc noted that the plan is to convert the upstairs of an
17 existing 24x32 barn into guest quarters. His property is 6.2 acres in size, the ADU is planned for a
18 total of about 750 square feet and will contain one bathroom and one bedroom. The barn has an
19 existing driveway, a new septic system is planned for the project, the ADU will share the well on
20 the property with the main house. All other utilities will be separate. Board members reviewed
21 the application materials, complimenting Mr. Bolduc on the quality of the application. The board
22 determined that the application was complete and the hearing could move forward. Halleran
23 noted that as required the Fire Department was given notice of the hearing. The Board reviewed
24 the criteria for detached ADU's noting that the proposed unit is of like construction to the Main
25 house and falls well below the 50% size limit when compared to the main residence The state has
26 not approved a septic design for the project, however, one has been developed and will be
27 approved prior to the issuance of a building permit for the project. The lot is conforming and the
28 barn does appear to have the required setback. There being no other issues or concerns from
29 either the board or abutters member Brad Atwater moved to approve the application as presented,
30 subject to DES approval for the septic system. The motion was seconded and unanimously voted
31 in the affirmative.

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33 **Other Business:** Leon Rogers met informally with the Zoning Board concerning his #1078 Route
34 12A property. Leon has an apartment in the main house, but is interested in perhaps developing a
35 second apartment in the upstairs of the existing barn on the property. The Zoning Board directed
36 Leon to look at the Approved Combination of Related Uses section of the zoning ordinance. This
37 section is exclusively designed for VR zoned properties that were in existence prior to 1995. He
38 was also encouraged to speak to a septic system designer and the town's building inspector about
39 code requirements for apartments. Leon thanked the Zoning Board for their time and will look
40 into the matter further.

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42 The meeting adjourned at 8:15pm

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47 Stephen Halleran

Richard Colburn, Chair
Zoning Board

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1 site plan review the application could be back before the Zoning Board for additional
2 review.

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4 The meeting adjourned at 8:45pm

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7 Stephen Halleran

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Richard Colburn, Chair
Zoning Board

1 **MINUTES OF THE ZONING BOARD OF ADJUSTMENT**
2 **MEETING JUNE 8TH 2015**
3 **MERIDEN TOWN HALL**

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6 **Zoning Board**

7 **Members Present:** Richard Colburn, Chairman Brad Atwater
8 Edward Moynihan

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10 **Planning Board**

11 **Members Present:** Jane Stephenson Doug Gest
12 Elise Angelillo Mike Sutherland
13 Jeff Albright

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16 **Site Walk:** The Zoning Board and Planning Board met with interested abutters and members of
17 the Kimball Union team to view the area proposed for a solar array. The proposal is for a
18 115Kw ground mounted solar array which will be approximately 130'x180' in size.
19 Individual array tables are to be approximately 14' in height at the tallest point. The array
20 is to be located behind the Miller Centennial Building as shown on the application maps
21 and is in the Village Residential zone. Zoning Board Chairman Richard Colburn noted
22 that the walk is for informational purposes only the actual hearing will take place at 7pm
23 at the Meriden Town Hall. The board's focused on the location of the array in relation to
24 the Baynes Road neighborhood. Hunter Ulf Chief Operations Officer for KUA pointed
25 out the wooded buffer area that will remain, screening much of the structure from Baynes
26 Road.

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28 The group moved up to the Meriden Town Hall:

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30 The Zoning Board approved the April 11th minutes as amended.
31 The Planning Board was in attendance for the sitewalk and hearing as they have a site
32 plan review for the project following the ZBA session.

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34 **Case 215-02 Solar array Kimball Union Academy:** Chairman Colburn opened the
35 hearing by reading the posted notice. KUA is requesting special exception #24 Approved
36 Solar Energy System to establish a 115Kw array in the VR zone. The applicant agreed to
37 move forward with three ZBA members present realizing that it takes a vote of all three
38 to pass the application. Hunter Ulf-KUA and Joel Stettenheim of Norwich Technology
39 explained the details of the application which is 80% smaller than the solar field
40 discussed at the preliminary consultation and has been moved further away from the
41 Baynes Road area. All utilities are proposed to be underground and will connect into
42 existing infrastructure located behind Miller. Chairman Colburn opened the discussion to
43 abutters. Mark Pensgen, 13 Baynes Road, noted that he appreciates the school's efforts
44 to minimize the impact of the project on Baynes Road. Mark is still concerned that the
45 project will be visible during fall and winter months. Conrad L'Heureux, of 11 Baynes
46 Road echoed, Mark's concerns and questioned whether a large solar field represented a
47 fire hazard for the adjoining fields and woodlands, particularly during the hot dry months

1 of the year. Joel Stettenheim noted that there is no increased fire danger. Heat is not a
2 factor and the panels are designed to absorb sunlight not reflect it.

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4 The Zoning Board reviewed the application materials and determined that the application
5 was sufficient to begin their deliberations. The board noted that a key concern in this
6 application is proper screening on the Baynes Road side of the project.

7
8 The board made the following findings:

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10 1) This proposal is for a 115Kw ground mounted solar array which will be approximately
11 130'x180' in size. Individual array tables are to be approximately 14' in height at the
12 tallest point. The array to be located behind the Miller Centennial Building as shown on
13 the application maps and is in the Village Residential zone as permitted by section 3.18
14 of the 2015 Zoning Ordinance.

15
16 2) The application satisfies the general standards for granting a special exception found in
17 section 5.6II of the zoning ordinance.

18
19 3) The proposed array location has no immediate abutters and is screened from the
20 Baynes Road neighborhood by the contours of the land combined with a wooded buffer
21 area that KUA has agreed to maintain in place.

22
23 4) Fencing, due to the size of the lot the Zoning Board does not find that it is required in
24 this instance.

25
26 5) The application specifies underground electrical conduit for the project.

27
28 6) The applicant has included a decommissioning outline as part of the application.

29
30 Based on the above, member Moynihan moved to approve the application subject to the
31 following conditions:

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33 1) Site Plan Review approval by the Planning Board.

34
35 2) Code compliance review by the Town's Building Inspector.

36
37 3) Utility company acceptance letter, prior to issuance of the building permit for the project.

38
39 4) Formalization of the decommission plan as determined by the Zoning Administrator.

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41 The motion was seconded and voted in the affirmative.

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43 The Zoning Board Meeting adjourned at 8:30pm.

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45 See the Planning Board minutes for the details of the site plan review.

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47 Stephen Halleran

Richard Colburn, Chair
Zoning Board

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The Zoning Board’s deliberations centered whether this should be an Approved Cottage Application or an Approved Business Application. In the end, despite the large size of the building the board determined that the use as proposed best fits the Approved Cottage Business criteria of the zoning ordinance. Several agricultural related structures in our town approach the size of this facility. Plainfield is home to at least three indoor horse riding arenas.

The Zoning Board made the following findings:

The proposed lot is in conformance with the zoning ordinance (31 acres) and is suitable for the proposed use.

The existing 70’x120’ steel building on the site is adequate for the proposed use.

The proposed use meets the criteria for an Approved Cottage Business.

A total of 10 outside spaces (2 for the home, 2 for employees, and 6 for customer parking) can easily be located on the site as currently developed.

Member Moynihan moved to approve the application subject to the following conditions:

Site Plan Review Approval by the Planning Board

Health and Safety inspections for the building to insure code compliance in the areas of fire safety, egress, drainage and hazardous waste handling.

The business will return to the Zoning Board for additional review if the size of the facility or the intensity of the use, as determined by the Zoning Administrator, changes.

The motion was seconded and voted in the affirmative on a vote of 4 to 0.

The meeting adjourned at 8:35pm.

Stephen Halleran

Richard Colburn, Chair
Zoning Board

1 Board members encouraged the supporters to pursue changes in the Zoning Ordinance with the
2 Planning Board if their feeling is that 20% maximum lot coverage or the town's parking
3 requirements are too restrictive.
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5 Needing to move forward with the restaurant in the short term, Pricilla withdrew the case 15-04,
6 deciding to first pursue getting a restaurant of 25 seats up and running. Once this is done she can
7 work with the Planning Board on proposed zoning ordinance changes.
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9 Her next step will be a site plan review with the Planning Board on the 25 seat proposal.
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11 The Meeting adjourned at 9:00pm
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15 Stephen Halleran

Richard Colburn, Chair
Zoning Board

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