1 2 3 4	MINUTES (OF THE ZONING BOARD OF JANUARY 27TH 2020 MERIDEN TOWN HALL	ADJUSTMENT
5			
6			
7	Zoning Board		
8	Members Present:	Richard Colburn, Chairman	Peter Martin
9 10		Brad Atwater	Scott MacLeay
11	The meeting opened at 7:00)nm	
12	The meeting opened at 7.00	<i>,</i> pm.	
13	The November minutes wer	re approved as amended.	
14		te approved as amended.	
15 16 17 18 19 20 21 22	establish a one bedroom 650 at #16 Westgate Road. Men wife own an abutting prope The minimum lot size for the Realtor Mark Roden and proviewing the details of the	0 sq ft accessory dwelling unit nber Brad Atwater recused him	p 108 lot 25 and is 45,300 sq ft. s approximately 30,000 sq ft. on presented the application. coard determined that the
24 25 26 27 28 29	system (CA 2004066520) looked at the site and has in system would be possible a	bedroom house and has a mode with two septic tanks. Septic I dicated that based on his soil a t this site should failure occur. working septic system is her re	Designer Chris Rollins has nalysis, a properly sized The applicant acknowledged
30 31 32 33	site and what is needed to b	twater reported to the board on oring the proposed apartment sp smoke detectors, fire doors, et	ace up to code compliance for
34	There being no abutters wis	shing to comment the public he	aring was closed. The Board
35		enting ADU special exceptions	=
36	application satisfies the crit		
37	11		
38 39 40	Scott MacLeay moved to ap and voted in the affirmative	oprove the request, as presented a 3-0.	l. The motion was seconded
41 42 43 44	The meeting adjourned at 8	:00pm	
45	Stephen Halleran		Richard Colburn, Chair

1 2 3	MINUTES O	F THE ZONING BOARD OF February 10TH 2020 MERIDEN TOWN HALL	ADJUSTMENT
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5	7 · D 1		
6 7	Zoning Board Members Present:	Richard Colburn, Chairman	Peter Martin
8	Members Fresent.	Brad Atwater	Scott MacLeay
9		Diad Mwater	Scott MacLeay
10	The meeting opened at 6:00p	om.	
11			
12	Case 20-02: Chairman Colb	urn opened the public hearing	by reading the posted notice.
13		· · ·	utter to the property, his home
14		•	on to recuse himself. His home
15	is on Ferry Hill, the project i	s fronting on Freeman Road.	
16		-	
17	The application is a request t	to establish a one bedroom 800	0 sq ft accessory dwelling unit
18	(ADU) in a detached carriage	e shed located at #23 Freeman	Road. The property is owned
19	by Victoria George. The app	lication was presented to the b	poard by Dean Sellars and
20		-	that the goal of the project is to
21	1	, 1 1	y caretaker. The owner is often
22	away from the property for v	veeks at a time.	
23			
24	*	• •	nt of no more than 800 sq ft in
25		t is 1,400 square feet in size. A	
26		ater will come from the main	•
27	service to the outbuilding wi	ll be completely redone. The p	property is 17 acres.
28	D 1 1 - 1	1:4: 4 - 1£6: -: 4	f 41
29		oplication to be sufficient to m	
30		not sufficiently clear to demo	
31 32	apartment would be in conformance with the town's size regulations. There is conflicting size information on the plans, which are not to scale.		
33	size information on the plans	s, which are not to scale.	
34	The Roard continued its revi	ew of the project finding it to	conform with sections 4.3 and
35	5.6 of the Zoning Ordinance	1 5	comorni with sections 1.3 and
36	5.0 of the Zoming Ordinance		
37	The public hearing was open	ed. No members from the pub	olic were in attendance. The
38	hearing was closed.	ica. To memoers from the pac	were in accordance. The
39	meaning was eresea.		
40	A motion to approve the Acc	cessory Dwelling Unit was ma	ide, subject to the receipt of an
41			nistrator conformance with the
42			The motion was seconded and
43	voted in the affirmative.	11 1	
44			
45	The meeting adjourned at 6:5	55pm.	
46			
47	Stephen Halleran		Richard Colburn, Chair

1 2	MINUTES O	OF THE ZONING BOARD OF March 9 th 2020	ADJUSTMENT
3		MERIDEN TOWN HALL	
4 5			
6			
7	Zoning Board		
8	Members Present:	Richard Colburn, Chairman	Peter Martin
9		Brad Atwater	
10			
11	The meeting opened at 7:00p	om.	
12			
13		urn opened the public hearing	• •
14	**	by Stephen H. Taylor to establ	•
15	accessory dwelling unit (ADU) in an existing sugarhouse at Taylor Farm, #166 Main		
16	Street. The application was presented to the board by William and Elizabeth Taylor. The		
17	sugarhouse was built in 2002 and included some finished retail space. The building is		
18	served by public water. The building shares a septic system (750 gallons per day) with		
19	the main residence. The shared system was installed in 2002 as part of the sugarhouse		
20	project. Each structure has its one tank and shares a common leach field. If the		
21	sugarhouse equipment is to remain in the back of the structure, a fire rated wall will		
22	separate the two uses. It is possible that the evaporator will be moved to a vacant		
23	structure elsewhere on the farm. No exterior changes to the building or grounds are		
24	planned.		
25	The public bearing was open	and Stave Helleren reed a lette	or of support for the project
26 27		ned; Steve Halleran read a lette here was no one wishing to spe	
28	Hom abutter Judy Beryea. Th	here was no one wishing to spo	eak, the hearing was closed.
29	The Roard reviewed sections	s for 4.3 and 5.6 of the town ze	oning ordinance, finding that
30			onditions for special exceptions
31		s. A motion to approve the app	
32		3 to 0. Approval is conditioned	
33		out and size under 800 sq ft. ar	
34		nat the existing system is prop	
35	sized system can be installed		J a la l
36			
37	The minutes of the February	10 th meeting were approved a	s amended.
38	-	<i>C</i> 11	
39			
40			
41	Stephen Halleran		Richard Colburn, Chair

1	MINUTES C	OF THE ZONING BOARD OF	ADJUSTMENT
2	June 8 th 2020 MERIDEN TOWN HALL/ZOOM TELECONFERENCING		
3 4	MERIDEN I	OWN HALL/ZOOM TELECO	UNFERENCING
5			
6			
7	Zoning Board		
8	Members Present:	Richard Colburn, Chairman	Brad Atwater
9		Ted Moynihan	
10		Peter Martin-Zoom	Mathew Decker-Zoom
11			
12	The meeting appeal at 7:00	nm	
13 14	The meeting opened at 7:00	piii.	
	These being the first meetin	σ since March 9th the minutes	of that meeting were approved
	=	g since maren yen the minutes	of that meeting were approved
	as amenaea.		
	Chairman Colburn welcome	ed new member Matt Decker to	o the board. Ted Movnihan
21	Case 2020-04: A request by	James and Margaret Sheehan	for special exception #37
22	<u> </u>	_	llow for the establishment of a
23	two bedroom residence in an existing outbuilding at #82 True Road (map 214-18). The		
24	property is zoned Rural Residential and is not served by public water or sewer. Chairman		
25	Colburn opened the hearing by having applicant James Sheehan explain the project. Jim		
26	joined the group via Zoom.	The building has served as a s	torage barn for them since 1988
27	and is now to be converted t	o a residential use. A septic s	ystem upgrade for the entire
28			e main house. Its not yet clear
29	how electricity will reach it, either from a new service or from the main house. There is		
30	plenty of parking on the 12 acre lot and there will be two spaces created for the tenants of		
31	the new unit.		
32			
33			
		- -	- · · · · ·
		`	and Decker all yes). As is
	customary, Chairman Colbu	rn did not vote.	
	The meeting adjourned at 7:	50nm	
	The meeting adjourned at /:	эорш	
	Stenhen Halleran		Richard Colburn, Chair
	Stephen Hunerun		rachara Colouin, Chan
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32	Chairman Colburn welcome was also welcomed back to Case 2020-04: A request by Approved Detached Access two bedroom residence in a property is zoned Rural Res Colburn opened the hearing joined the group via Zoom. and is now to be converted to property is planned; the new how electricity will reach it, plenty of parking on the 12 at the new unit. Board members reviewed the forward with the hearing. No application for conformance the specific ADU language with both a motion to approximate to the specific ADU language with both a motion to approximate the specific ADU language with both a motion to approximate the specific ADU language with specific ADU language	James and Margaret Sheehan ory Dwelling Unit (ADU) to a nexisting outbuilding at #82 Tridential and is not served by p by having applicant James Sh. The building has served as a so a residential use. A septic so unit will share water from the either from a new service or facre lot and there will be two so the application finding it sufficited abutters were in attendance. In the ordinance (sec 4.3). Find the ordinance (sec 4.3). Find the application was made, so the Atwater, Martin, Moynihan, and arm did not vote.	o the board. Ted Moynihan for special exception #37 flow for the establishment of the Road (map 214-18). The ublic water or sewer. Chairm seehan explain the project. Jistorage barn for them since 19 ystem upgrade for the entire e main house. Its not yet cle from the main house. There is spaces created for the tenants ently complete to move. The board reviewed the exception (5.6) guidelines and ding it to be in conformance seconded and voted in the

1 2 MINUTES OF THE ZONING BOARD OF ADJUSTMENT Monday July 13th 2020 3 MERIDEN TOWN HALL/ZOOM TELECONFERENCING 4 5 6 **Zoning Board** Members Present: 7 Richard Colburn, Chairman 8 Brad Atwater 9 Peter Martin-Zoom 10 Mathew Decker-Zoom 11 12 The meeting opened at 6:15pm with a socially distanced site visit to the Venditto property at 393 Bean Rd case 20-06. Several neighbors attended, the applicant, who was 13 out of country, was not represented. The visit was limited to the grounds of the property. 14 15 The meeting opened at 7pm at the Meriden Town Hall and Via Zoom. 16 17 Case 2020-05: A request by Patrick Lundrigan to add a single bay, one employee, auto 18 repair business to be operated within the existing property maintenance shop at #235 19 Route 120, ZBA case 17-02. The hearing was opened and Mr. Lundrigan explained that 20 the mechanic would do work on Lundy Property Maintenance vehicles, but would also 21 offer basic car repair to the public. Mr. Lundrigan apologized to the neighbors for the 22 amount of activity on the site over the last few months. Site work is now nearly complete 23 24 and with a mechanic at the shop, fewer weekend hours at the shop should be required. Concerning the site work, Mr. Lundrigan acknowledged that he has had a complaint filed 25 against him with the NH Wetland's Bureau relative to some filling near a seasonal stream 26 that has occurred. The outcome of this investigation is not yet known. Chairman Colburn 27 pointed out that to reduce expense to the applicant the ZBA had accepted a 50' buffer to 28 29 this possible wet area. This eliminated the need for wetland delineation. However, now that site work has occurred in this area and the state is investigating the language is no 30 longer applicable. Mr. Lundrigan will be required to adhere to any state requirements. 31 32 The applicant asked that this language be removed and any state action be substituted for it on this subject. 33 34 Chair Colburn opened the hearing to public comment. Travis Robinson, Thomas Cady 35 and Marty Morgan spoke in favor of the application noting the distance that the use is 36 from the road and the relative small size of the proposed automotive repair service. 37 Abutters Suzanne Spencer and Justin Rendhal did not oppose the auto repair addition at a 38 small scale, but did express concern about the possible wetland violations. When asked, 39 they both indicated that traffic to and from the site, particularly on weekends, has indeed 40 been more than they had anticipated. Pat Lundrigan acknowledged that this was the case 41 and hopes to reduce traffic to the site on the weekends, particularly now that site work on 42 the site is complete. 43

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The public hearing was closed and Board members deliberated the merits of the case. In general there was no concern about the addition of the mechanic. The property easily

qualifies for the "Approved Business Project" section of the Zoning Ordinance and some 1 vehicle repair and maintenance was anticipated from the property maintenance function. 2 The Board did have concerns that the applicant had disregarded the language in the initial 3 decision. The buffer from the seasonal stream had been an agreed way to avoid 4 expensive wetland delineation, saving the applicant time and money. Pat Lundrigan 5 acknowledged the error and indicated his objective had been to make the site able to 6 accept loads of bulk material such as mulch. He has now hired a wetland person and will 7 do whatever is necessary to gain compliance with the State of New Hampshire Wetland 8 Bureau. In addition, Pat assured the board that when the final site work was in place the 9 use would be in conformance with the town's lot coverage requirements. Right now he 10 anticipates about 36,000 sq feet of impervious surfaces on the 181,000 sq ft lot. 11

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Peter Martin moved to approve the addition of the auto repair service, as detailed in the application. Further to remove from the previous decision the 50' buffer language, deferring instead to the outcome of the State of New Hampshire Wetland's Bureau investigation.

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The motion was seconded and voted unanimously in the affirmative.

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Case 2020-06: Michael Venditto request for a Cottage Business to allow for the operation of an event center at his #393 Bean Road property. Member Peter Martin noted that technically he is an abutter, but his home is ³/₄ of a mile away and he accesses his property via an entirely different town road. He asked if either the applicant or any abutters objected to his hearing the case. None did. Matthew Decker noted that he must recuse himself as he is a direct abutter, one of the closest homes to the proposed use. Applicant Michael Venditto did not object to moving forward with just three board members. Chairman Colburn opened the hearing. The applicant explained that his desire is to hold weddings with a maximum of 100 participants from June thru October. In his view the residential property has features that would make it attractive for weddings and other similar one night events. Any event would end by 10pm, outside music would not be amplified and no more than eight (8) guests would be allowed to stay over in the "barn structure." All other guests would have to leave the property when the event was concluded. The property would remain primarily a residence, the weddings would be away to earn some money to defray the costs of the property. Board members refined their understanding of the project through questions focused primarily about the type of events and possible number of parking spaces areas that would be required. Something like 35-50 spaces will be necessary. The 300 acre parcel seems to have adequate opportunities for safe off road parking.

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The public hearing was opened for comments: Many abutters and neighbors spoke with the main areas of concern being traffic on the road, the character of the neighborhood and the possible conduct of guests leaving an event after a night of celebration. It was noted that often cars on Bean Road travel much too fast for the conditions. It was further noted that many weddings have more than 100 guests and that trips to these facilities typically occur over at least two days (Friday set up and rehearsal). Abutter Mathew Decker added that the main parking lot is quite close to his home and he would hope that its

1	location could be further discussed. Lee Lynd shared many of the concerns, noting that a
2	handful of weddings a summer might be reasonable, but that in this case "business
3	success" would translate to weekly events and a real change to the character of the
4	neighborhood.
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7	Chairman Colburn suggested that the hearing be suspended for the evening (9:20pm) and
8	that the ZBA reconvene at 7pm on Monday July 27 th to continue the case. Board
9	members agreed with this approach. The applicant addressed the group indicating that he
10	has learned a lot from this session and he can understand why many feel as they do. He
11	pledged to spend time over the next two weeks to learn more about these concerns and to
12	modify the proposal so as to minimize the impact from his use for his neighbors.
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14	The meeting was adjourned at 9:25pm
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17	Steve Halleran Richard Colburn
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1 MINUTES OF THE ZONING BOARD OF ADJUSTMENT 2 Monday August 10th 2020 3 MERIDEN TOWN HALL/ZOOM TELECONFERENCING 4 5 **Zoning Board** Members Present: 6 Richard Colburn, Chairman 7 **Brad Atwater** Peter Martin-Zoom 8 9 Others in attendance: 10 Matthew Decker-Zoom Kesava Noda-Zoom 11 12 Lee Lynd-Zoom David Noda-Zoom 13 Marty Morgan Chris Dye-Zoom 14 Michael Venditto Attorney Paul Monzione 15 Lea Kolevert 16 17 The meeting opened at 7pm via Zoom. Chairman Colburn and Town Administrator Halleran 18 explained how the Zoom platform is currently used for public meetings with respect to NH 19 20 Emergency order #12 and the COVID 19 state response. 21 22 Case 20-06 Continuation: Chairman Colburn noted that the public hearing was recessed last meeting and remains open. Attorney Monzione a family friend of the Venditto's offered that the 24 application continues to be for up to 20 events in a five month period May thru October. No back to back events. Attorney Monzione felt that as proposed the use would not be more objectionable 25 than several permitted uses in the zone such as large scale agriculture and silviculture. 26 27 28 Micheal Venditto and Lea Kolevert provided additional details about the scale and scope and traffic flow for typical wedding events. Since the last session several productive discussions have 29 occurred with neighbors. 30 31 32 Halleran noted that Janet Connolly who is currently in the hospital wanted her continued 33 opposition to the proposal noted in the record. 34 35 In general, abutters continued to be concerned that the traffic impacts from the proposed use will 36 be significant and neighborhood changing. Abutter Mathew Decker confirmed he had a meeting with the applicant, but remains concerned that the proposed parking area near his home has the 37 potential to negatively impact his residence. 38 39 40 At this time the Zoom portion of the meeting began having technical difficulties which resulted in turning off the recording, shutting down the video all in an attempt to regain good connectivity. 41 42 43 Kesaya Noda and Marty Morgan separately conveyed concerns about the size of the proposed operation and the applicant's ability to control the actions of guests and vendors. 44 45 Lee Lynd felt that an all or nothing result for this application had too much risk. He encouraged 46 the applicant to take a close look at the proposal and perhaps come back to the board with more 47 details and a reduced number of events per season. This would allow the neighborhood to have 48 experience with how the events are run. It was noted by several attendees that any approval goes 49 50 with the land not the owner.

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1	Michael Venditto agreed with this approach and again tried to reassure his neighbors that he
2	wants to insure that this business is done in a manner that does not significantly change Bean
3	Road. He and his team will develop more written details and specifics and will look closely at
4	the number of proposed events for any given season.
5	
6	The Zoning Board agreed to reconvene on Monday August 31st at 7pm to continue the case. New
7	written materials should be received at the town office no later than Tuesday August 25 th . This
8	will allow time for board members and the public to review the submittals.
9	
10	The public hearing for case 20-06 was recessed as noted and the meeting adjourned at 9:15pm.
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15	Steve Halleran Richard Colburn
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MINUTES OF THE ZONING BOARD OF ADJUSTMENT Monday August 31st 2020 MERIDEN TOWN HALL/ZOOM TELECONFERENCING **Zoning Board** Members Present: Richard Colburn, Chairman - Zoom **Brad Atwater** Peter Martin-Zoom Others in attendance: Matthew Decker-Zoom Kesaya Noda-Zoom Lee Lynd-Zoom David Noda-Zoom Marty Morgan Chris Dye-Zoom Michael Higgins, Zoom Janet Connolly Michael Venditto Attorney Paul Monzione Lea Kolevert

The meeting opened at 7pm via Zoom.

Continuation of Case 20-06 Venditto Wedding/Event Center: Chairman Colburn gave the applicant an opportunity to present the new information that has been submitted. See file. The major changes from the original submittal include 1) a reduction in the number of annual events from 20 to 14, 2) a relocation of the main parking lot away from the Decker residence, 3) use of a temporary road sign advertising an event anytime there is to be one, 4) all deliveries to the site to be during business hours, M-F 9-5, and 5) if needed a police detail will be paid for as part of each

The Chairman gave the public the opportunity to comment on the new changes. It soon became clear from the testimony that the main objection to the proposal remains, that being the impact on the neighborhood from the added traffic on Bean Road, a narrow gravel roadway. The applicant's property is large, which helps a great deal for a wedding venue, but it also sits at the very end of the road with only one way in and out. There was also a discussion about the number of workers verses the number of employees and which counted toward the maximum number of seven for a cottage business. Opinions varied on this topic and no determination was reached, but all agreed it needed more discussion.

Abutters expressed a desire to have the applicant use his property as he wishes, but also expressed significant concerns about how 14 weddings during a summer would impact the enjoyment of their property. Mr. Venditto stressed that he wants to be a part of the neighborhood and has no desire to have adverse impacts on his neighbors. He indicated that he must find some way to generate some income from the property and this was an idea he came up with that he thought had less of an impact that other uses or developing the property. There was a brief discussion of reducing the number of events to 2-5 per year; with the applicant coming back later to increase the number after the use had developed a track record with the neighborhood. In the end, after conferring with his team, Mr. Venditto withdrew case 20-06 effectively ending the formal proposal. He may try to hold an event or two on the property, using the town's event ordinance,

1	late this summer as a way to demonstrate to his neighbors that the	ese things can be done without
2	harm. The Zoning Board indicated that such events were the pur	view of the Selectboard.
3		
4	Other Business: Peter Martin encouraged a joint meeting with t	he Planning Board to begin
5	discussion about the town's zoning ordinance.	
6		
7	The meeting adjourned at 9:00pm.	
8		
9		
10		
11	Steve Halleran	Richard Colburn
12		
13		

1	MINUTES O	F THE ZONING BOARD OF ADJUSTMENT	
2	MEDIDEN TA	Monday September 14th 2020	
3	MERIDEN 10	OWN HALL/ZOOM TELECONFERENCING	
4 5	Zoning Board		
6	Members Present:	Richard Colburn, Chairman -Zoom	
7	Wembers Fresent.	Mathew Decker-Zoom	
8		Peter Martin-Zoom	
9		Scott MacLeay-In person	
10	Others in attendance:	, I	
11			
12	Marc Morgan, Applicant-Zoom	l	
13			
14			
15	The meeting opened at 7pm via	Zoom.	
16	TELL S.A. JOTH A.	1.4	
17	The minutes of August 10 th And	1 August 31 were approved.	
18	Case 2020 07. A magnest by A	Mars Marson for anasial expension #27 American Detached	
19	- · ·	Marc Morgan for special exception #37 Approved Detached DU) to allow for the establishment of a one bedroom	
20	•	garage being built at #290 Porter Rd (map 223-12). The	
21	•		
22	·	nd is zoned Rural Conservation II and is not served by public	
23	1 1 0	's main use is as a residence for the applicant and his family.	
24	Chairman Colburn opened the hearing by having applicant Marc Morgan explain the		
25	project. The new prefabricated building is being built as a garage on the bottom with a		
26	small 500 sq ft one bedroom apartment upstairs. The project has been reviewed by the		
27	town's building inspector and all life safety code concerns, fire stops, egress etc are being		
28	addressed. The new unit will share a septic with the main house. The project has been		
29	reviewed by a NH licensed septic system designer who sees no issue with designing a new septic system for the project. There is plenty of parking on the 12 acre lot.		
30	new septic system for the pro	oject. There is plenty of parking on the 12 acre lot.	
31	Do and mambans navious d the	annlication finding it sufficiently complete to mayo	
32		e application finding it sufficiently complete to move	
33	_	o abutters were in attendance. The board reviewed the with both the general special exception (5.6) guidelines and	
34	11		
35		n the ordinance (sec 4.3). Finding it to be in conformance	
36		we the application was made, seconded and voted in the	
37		Martin, Decker, MacLeay all yes). As is customary,	
38	Chairman Colburn did not vo	Die.	
39 40	After a brief undate on zoning	enforcement and possible upcoming hearings, the meeting	
41	adjourned at 7:50pm.	moreoment and possible apcoming hearings, the incetting	
42	adjourned at 7.00pm.		
43			
44			
45	Steve Halleran	Richard Colburn	
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MERIDEN TOWN HALL/ZOOM TELECONFERENCING MERIDEN TOWN HALL/ZOOM TELECONFERENCING MERIDEN TOWN HALL/ZOOM TELECONFERENCING Richard Colburn, Chairman -Zoom Mathew Decker-Zoom Brad Atwater-In person Others in attendance: Thom Lappin/James Kelleher Applicants A site visit to #21 Bean Road, the former Duckworth Museum was held at 6:30pm. The applicants walked the group through the grounds and the layout for the three planned living units. The meeting opened at 7pm via Zoom. The September minutes were approved as amended. The Board agreed to hear a request by Landmark Property Management for a one year extension of their ZBA approval case 18-06. A hearing on the request will be held on November 9th 2020 at 7pm. Case 2020-09 School House Condos LLC: Chairman Colburn opened the hearing on the request by Thom Lappin and James Kelleher to convert the former Duckworth Museum into a three unit condominium building. Thom Lappin explained that the #21 Bean Road property is 2.7 acres in size and is located in the VR zone and is served by water and sewer. The plan is to install a sprinkler system. This is phase I of the project, a second phase with additional 2 or 3 units could follow. The Zoning Board found the application to be sufficiently well done and therefore began its review of the project. Lot coverage appears to be only about 20%, 40% is allowed. A motion to approve the special exception was made seconded and voted in the affirmative (Decker, Atwater, MacLeay all yes) with the following findings: (Decker, Atwater, MacLeay all yes) with the following findings: 1) The lot (map 104-6) is 2.7 acres which is large for the Village Residential Zone. 2) A multiple family use is permitted in the zone by special exception. 3) The lot (tax map 104-6) will be served by both municipal water and sewer and the water district has confirmed that the new use is acceptable to them. 4) A Life Safety Code Compliance review by a fire protection engineer service is being required by the Building Inspector. 5) A site plan rev	1	MINUTES O	F THE ZONING BOARD OF ADJUSTMENT	
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46 47	44			
47	45	The meeting adjourned at 8pm.		
48 Stephen Halleran				
	48	Stephen Halleran		

1	MINUTES O	F THE ZONING BOARD OF ADJUSTMENT	
2	Monday November 9th 2020		
3		OWN HALL/ZOOM TELECONFERENCING	
4	Zoning Board	D'-1 1 C-11 Ch-1 7	
5	Members Present:	Richard Colburn, Chairman -Zoom	
6		Mathew Decker-Zoom	
7		Brad Atwater-Zoom	
8 9		Peter Martin-Zoom	
10	Others Present:	Stephen Halleran Zoning Administrator MTH	
11		George Ann Brick Whitney-applicant Zoom	
12		Dana Whitney-applicant Zoom	
13		Erin Darrow-applicant's consultant Zoom	
14		Amy Franklin Abutter-Zoom	
15		Paul Franklin-Zoom	
16		1 dui 1 faiikiiii-200iii	
17	The meeting opened at 7:00pm		
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18	Chairman Callerran matad that the	a main a conda itam was a manasat har I and manda Duamanta	
19		e main agenda item was a request by Landmark Property	
20		n extension of their approval in case 18-06 (see section 6.5 of the	
21		The extension request was filed on 10/8/2020 the permit expired	
22		applicants have not completed a site plan review with the Planning	
23		Board approval. Chairman Colburn noted that neither the zoning	
24	ordinance nor state law seems to gives a lot of guidance on extensions of permits. The Plainfield		
25	Zoning Ordinance allows up to a five year extension in the case of death, bankruptcy or other		
26	incapacity of the owner.		
27	D 2 4 1 1 1 1 1		
28		gineer Erin Darrow explained that she was hired by the owners in	
29		npt and has been working diligently to complete a site plan for the	
30	project. Site survey, wetland delineations, and site specific permit calculations have all been		
31	completed and a necessary wetland permit and state driveway permit modification is in the		
32	works. The COVID 19 pandemic has slowed their progress particularly with approvals from state		
33	agencies but the applicant feels they will be ready to move forward with a site plan in a month or		
34	two. Paul and Amy Franklin noted that the applicant has had two years to complete a site plan		
35		a sufficient reason for granting an extension. Board members	
36	held a detailed discussion about whether or not in their view COVID 19 warrants an extension of		
37		2018. Member Decker noted that he does not feel it meets the	
38		nd that the applicant has recourse, they can reapply for zoning	
39	approval.		
40			
41		elt that there was merit to the argument, an applicant is given two	
42	years to satisfy conditions and n	o one could have predicted the COVID 19 pandemic which began	
43	to impact processes in March.		
44			
45	Member Brad Atwater moved the	hat a six month extension be granted. The motion was seconded	
46	and voted in the affirmative on a	a vote of 3 to 1.	
47			
48	The meeting adjourned at 8:15p	m.	
49	•		
50			
51	Stephen Halleran		

1 2	MINUTES O	F THE ZONING BOARD OF ADJUSTMENT Monday December 14th 2020	
3	MERIDEN TO	OWN HALL/ZOOM TELECONFERENCING	
4	Zoning Board		
5 6 7 8	Members Present:	Richard Colburn, Chairman -Zoom Mathew Decker-Zoom Brad Atwater-MTH Peter Martin-Zoom	
9			
10	Others Present:	David Stark-Zoom	
11		Robert Marrazzo-MTH	
12			
13	The meeting opened at 7:00pm		
14	The Neverther Oth minutes were	a ammanad aa amamaati aa 11sa amam da d	
15 16	The November 9 minutes were	e approved as grammatically amended.	
17	Case 2020-10 A request by Day	vid Stark d/b/a Discreet Ballistics for Special Exception #34	
18		operate a "boutique ammunition manufacturing business" from	
19		sidence. Mr. Stark explained the business has grown from a	
20	• •	ling employees. There product is subsonic specialty	
21	<u> </u>	ring is done upstairs of a 30'x40' garage that he had	
22		Bulk delivery of components comes once or twice a month	
23	1 1 0	is distributed using UPS on a three to four times a week	
24	basis. A maximum of three employees could work at the current facility. Gun powder is		
25	stored per requirements set out by the federal government. This business falls under the		
26	category of 800lbs or less being stored on site. Wooden storage boxes are recommended		
27		been provided the necessary information.	
28		·	
29	Zoning Administrator Hallers	an visited the site last Friday. In his view the manufacturing	
30 31	•	impact on the neighborhood. The shooting range is the area perspective but insuring that it is safe for a business that is	
32	doing testing there. Early on when the business was still classified a home occupation		
33	there was an incident involving a round that left the property and struck a neighbors		
34	home, no one was hurt. At that time the town issued the applicant a letter indicating that		
35		on site as part of the home occupation.	
36			
37	The Zoning Board asked Mr.	Stark if test firing ammunition is part of this application. He	
38	stated that it is part of the bus	siness. The Zoning Board determined that they had	
39	insufficient information about	at the range to determine if it was suitable for the proposed	
40	use. Before considering the	application to be complete, they asked the applicant to	
41	provide an opinion on the ran	nge from a recognized expert on outdoor ranges. Halleran	
42	, .	framework for shooting ranges. The case was recessed until	
43	February 8 th 2021.		
44			
45	The meeting recessed at 8pm	l .	
46			
47			
48	Stephen Halleran		