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2 **MINUTES OF THE ZONING BOARD OF ADJUSTMENT**  
3 **Monday July 13<sup>th</sup> 2020**  
4 **MERIDEN TOWN HALL/ZOOM TELECONFERENCING**  
5

6 Zoning Board

7 Members Present: 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  
13 property at 393 Bean Rd case 20-06. Several neighbors attended, the applicant, who was  
14 out of country, was not represented. The visit was limited to the grounds of the property.  
15

16 The meeting opened at 7pm at the Meriden Town Hall and Via Zoom.  
17

18 **Case 2020-05:** A request by Patrick Lundrigan to add a single bay, one employee, auto  
19 repair business to be operated within the existing property maintenance shop at #235  
20 Route 120, ZBA case 17-02. The hearing was opened and Mr. Lundrigan explained that  
21 the mechanic would do work on Lundy Property Maintenance vehicles, but would also  
22 offer basic car repair to the public. Mr. Lundrigan apologized to the neighbors for the  
23 amount of activity on the site over the last few months. Site work is now nearly complete  
24 and with a mechanic at the shop, fewer weekend hours at the shop should be required.  
25 Concerning the site work, Mr. Lundrigan acknowledged that he has had a complaint filed  
26 against him with the NH Wetland's Bureau relative to some filling near a seasonal stream  
27 that has occurred. The outcome of this investigation is not yet known. Chairman Colburn  
28 pointed out that to reduce expense to the applicant the ZBA had accepted a 50' buffer to  
29 this possible wet area. This eliminated the need for wetland delineation. However, now  
30 that site work has occurred in this area and the state is investigating the language is no  
31 longer applicable. Mr. Lundrigan will be required to adhere to any state requirements.  
32 The applicant asked that this language be removed and any state action be substituted for  
33 it on this subject.  
34

35 Chair Colburn opened the hearing to public comment. Travis Robinson, Thomas Cady  
36 and Marty Morgan spoke in favor of the application noting the distance that the use is  
37 from the road and the relative small size of the proposed automotive repair service.  
38 Abutters Suzanne Spencer and Justin Rendhal did not oppose the auto repair addition at a  
39 small scale, but did express concern about the possible wetland violations. When asked,  
40 they both indicated that traffic to and from the site, particularly on weekends, has indeed  
41 been more than they had anticipated. Pat Lundrigan acknowledged that this was the case  
42 and hopes to reduce traffic to the site on the weekends, particularly now that site work on  
43 the site is complete.  
44

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

1 qualifies for the “Approved Business Project” section of the Zoning Ordinance and some  
2 vehicle repair and maintenance was anticipated from the property maintenance function.  
3 The Board did have concerns that the applicant had disregarded the language in the initial  
4 decision. The buffer from the seasonal stream had been an agreed way to avoid  
5 expensive wetland delineation, saving the applicant time and money. Pat Lundrigan  
6 acknowledged the error and indicated his objective had been to make the site able to  
7 accept loads of bulk material such as mulch. He has now hired a wetland person and will  
8 do whatever is necessary to gain compliance with the State of New Hampshire Wetland  
9 Bureau. In addition, Pat assured the board that when the final site work was in place the  
10 use would be in conformance with the town’s lot coverage requirements. Right now he  
11 anticipates about 36,000 sq feet of impervious surfaces on the 181,000 sq ft lot.  
12

13 Peter Martin moved to approve the addition of the auto repair service, as detailed in the  
14 application. Further to remove from the previous decision the 50’ buffer language,  
15 deferring instead to the outcome of the State of New Hampshire Wetland’s Bureau  
16 investigation.  
17

18 The motion was seconded and voted unanimously in the affirmative.  
19

20 **Case 2020-06:** Michael Venditto request for a Cottage Business to allow for the  
21 operation of an event center at his #393 Bean Road property. Member Peter Martin noted  
22 that technically he is an abutter, but his home is ¾ of a mile away and he accesses his  
23 property via an entirely different town road. He asked if either the applicant or any  
24 abutters objected to his hearing the case. None did. Matthew Decker noted that he must  
25 recuse himself as he is a direct abutter, one of the closest homes to the proposed use.  
26 Applicant Michael Venditto did not object to moving forward with just three board  
27 members. Chairman Colburn opened the hearing. The applicant explained that his desire  
28 is to hold weddings with a maximum of 100 participants from June thru October. In his  
29 view the residential property has features that would make it attractive for weddings and  
30 other similar one night events. Any event would end by 10pm, outside music would not  
31 be amplified and no more than eight (8) guests would be allowed to stay over in the “barn  
32 structure.” All other guests would have to leave the property when the event was  
33 concluded. The property would remain primarily a residence, the weddings would be  
34 away to earn some money to defray the costs of the property. Board members refined  
35 their understanding of the project through questions focused primarily about the type of  
36 events and possible number of parking spaces areas that would be required. Something  
37 like 35-50 spaces will be necessary. The 300 acre parcel seems to have adequate  
38 opportunities for safe off road parking.  
39

40 The public hearing was opened for comments: Many abutters and neighbors spoke with  
41 the main areas of concern being traffic on the road, the character of the neighborhood and  
42 the possible conduct of guests leaving an event after a night of celebration. It was noted  
43 that often cars on Bean Road travel much too fast for the conditions. It was further noted  
44 that many weddings have more than 100 guests and that trips to these facilities typically  
45 occur over at least two days (Friday set up and rehearsal). Abutter Mathew Decker  
46 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.

5  
6  
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<sup>th</sup> 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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16  
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

6 Members Present:                   Richard Colburn, Chairman  
7   Brad Atwater  
8   Peter Martin-Zoom

9 Others in attendance:

10  
11 Matthew Decker-Zoom               Kesaya Noda-Zoom  
12 Lee Lynd-Zoom                       David Noda-Zoom  
13 Marty Morgan                       Chris Dye-Zoom

14  
15 Michael Venditto                    Attorney Paul Monziona  
16 Lea Kolevert

17  
18 The meeting opened at 7pm via Zoom. Chairman Colburn and Town Administrator Halleran  
19 explained how the Zoom platform is currently used for public meetings with respect to NH  
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  
23 meeting and remains open. Attorney Monziona 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  
25 to back events. Attorney Monziona felt that as proposed the use would not be more objectionable  
26 than several permitted uses in the zone such as large scale agriculture and silviculture.

27  
28 Micheal Venditto and Lea Kolevert provided additional details about the scale and scope and  
29 traffic flow for typical wedding events. Since the last session several productive discussions have  
30 occurred with neighbors.

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  
37 with the applicant, but remains concerned that the proposed parking area near his home has the  
38 potential to negatively impact his residence.

39  
40 At this time the Zoom portion of the meeting began having technical difficulties which resulted in  
41 turning off the recording, shutting down the video all in an attempt to regain good connectivity.

42  
43 Kesaya Noda and Marty Morgan separately conveyed concerns about the size of the proposed  
44 operation and the applicant's ability to control the actions of guests and vendors.

45  
46 Lee Lynd felt that an all or nothing result for this application had too much risk. He encouraged  
47 the applicant to take a close look at the proposal and perhaps come back to the board with more  
48 details and a reduced number of events per season. This would allow the neighborhood to have  
49 experience with how the events are run. It was noted by several attendees that any approval goes  
50 with the land not the owner.

51



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 31<sup>st</sup> at 7pm to continue the case. New  
7 written materials should be received at the town office no later than Tuesday August 25<sup>th</sup>. 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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Steve Halleran

Richard Colburn

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2 **MINUTES OF THE ZONING BOARD OF ADJUSTMENT**  
3 **Monday August 31<sup>st</sup> 2020**  
4 **MERIDEN TOWN HALL/ZOOM TELECONFERENCING**  
5

6 Zoning Board

7 Members Present: Richard Colburn, Chairman -Zoom  
8 Brad Atwater  
9 Peter Martin-Zoom

10 Others in attendance:

11  
12 Matthew Decker-Zoom Kesaya Noda-Zoom  
13 Lee Lynd-Zoom David Noda-Zoom  
14 Marty Morgan Chris Dye-Zoom  
15 Michael Higgins, Zoom Janet Connolly  
16

17  
18 Michael Venditto Attorney Paul Monzione  
19 Lea Kolevert  
20

21 The meeting opened at 7pm via Zoom.  
22

23 **Continuation of Case 20-06 Venditto Wedding/Event Center:** Chairman Colburn gave the  
24 applicant an opportunity to present the new information that has been submitted. See file. The  
25 major changes from the original submittal include 1) a reduction in the number of annual events  
26 from 20 to 14, 2) a relocation of the main parking lot away from the Decker residence, 3) use of a  
27 temporary road sign advertising an event anytime there is to be one, 4) all deliveries to the site to  
28 be during business hours, M-F 9-5, and 5) if needed a police detail will be paid for as part of each  
29 event.  
30

31 The Chairman gave the public the opportunity to comment on the new changes. It soon became  
32 clear from the testimony that the main objection to the proposal remains, that being the impact on  
33 the neighborhood from the added traffic on Bean Road, a narrow gravel roadway. The applicant's  
34 property is large, which helps a great deal for a wedding venue, but it also sits at the very end of  
35 the road with only one way in and out. There was also a discussion about the number of workers  
36 verses the number of employees and which counted toward the maximum number of seven for a  
37 cottage business. Opinions varied on this topic and no determination was reached, but all agreed  
38 it needed more discussion.  
39

40 Abutters expressed a desire to have the applicant use his property as he wishes, but also expressed  
41 significant concerns about how 14 weddings during a summer would impact the enjoyment of  
42 their property. Mr. Venditto stressed that he wants to be a part of the neighborhood and has no  
43 desire to have adverse impacts on his neighbors. He indicated that he must find some way to  
44 generate some income from the property and this was an idea he came up with that he thought  
45 had less of an impact that other uses or developing the property. There was a brief discussion of  
46 reducing the number of events to 2-5 per year; with the applicant coming back later to increase  
47 the number after the use had developed a track record with the neighborhood. In the end, after  
48 conferring with his team, Mr. Venditto withdrew case 20-06 effectively ending the formal  
49 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 these things can be done without  
2 harm. The Zoning Board indicated that such events were the purview of the Selectboard.

3

4 **Other Business:** Peter Martin encouraged a joint meeting with the Planning Board to begin  
5 discussion about the town's zoning ordinance.

6

7 The meeting adjourned at 9:00pm.

8

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11 Steve Halleran

Richard Colburn

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1                                   **MINUTES OF THE ZONING BOARD OF ADJUSTMENT**  
2                                   **Monday September 14th 2020**  
3                                   **MERIDEN TOWN HALL/ZOOM TELECONFERENCING**

4  
5 Zoning Board

6 Members Present:               Richard Colburn, Chairman -Zoom  
7                                       Mathew Decker-Zoom  
8                                       Peter Martin-Zoom  
9                                       Scott MacLeay-In person

10 Others in attendance:

11  
12 Marc Morgan, Applicant-Zoom  
13

14  
15 The meeting opened at 7pm via Zoom.

16  
17 The minutes of August 10<sup>th</sup> And August 31<sup>st</sup> were approved.  
18

19 **Case 2020-07:** A request by Marc Morgan for special exception #37 Approved Detached  
20 Accessory Dwelling Unit (ADU) to allow for the establishment of a one bedroom  
21 apartment in a new detached garage being built at #290 Porter Rd (map 223-12). The  
22 property is 18 acres in size and is zoned Rural Conservation II and is not served by public  
23 water or sewer. The property'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  
30 new septic system for the project. There is plenty of parking on the 12 acre lot.  
31

32 Board members reviewed the application finding it sufficiently complete to move  
33 forward with the hearing. No abutters were in attendance. The board reviewed the  
34 application for conformance with both the general special exception (5.6) guidelines and  
35 the specific ADU language in the ordinance (sec 4.3). Finding it to be in conformance  
36 with both a motion to approve the application was made, seconded and voted in the  
37 affirmative on a voice vote (Martin, Decker, MacLeay all yes). As is customary,  
38 Chairman Colburn did not vote.  
39

40 After a brief update on zoning enforcement and possible upcoming hearings, the meeting  
41 adjourned at 7:50pm.  
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45 Steve Halleran

Richard Colburn

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1                                   **MINUTES OF THE ZONING BOARD OF ADJUSTMENT**  
2   **Tuesday October 13th 2020**  
3                                   **MERIDEN TOWN HALL/ZOOM TELECONFERENCING**  
4

5 Zoning Board

6 Members Present:                   Richard Colburn, Chairman -Zoom  
7   Mathew Decker-Zoom  
8   Brad Atwater-In person  
9   Scott MacLeay-In person

10 Others in attendance:

11  
12 Thom Lappin/James Kelleher Applicants

13  
14 A site visit to #21 Bean Road, the former Duckworth Museum was held at 6:30pm. The  
15 applicants walked the group through the grounds and the layout for the three planned living  
16 units.

17  
18 The meeting opened at 7pm via Zoom.

19  
20 The September minutes were approved as amended. The Board agreed to hear a request by  
21 Landmark Property Management for a one year extension of their ZBA approval case 18-06. A  
22 hearing on the request will be held on November 9<sup>th</sup> 2020 at 7pm.

23  
24 **Case 2020-09 School House Condos LLC:** Chairman Colburn opened the hearing on the request  
25 by Thom Lappin and James Kelleher to convert the former Duckworth Museum into a three unit  
26 condominium building. Thom Lappin explained that the #21 Bean Road property is 2.7 acres in  
27 size and is located in the VR zone and is served by water and sewer. The plan is to install a  
28 sprinkler system. This is phase I of the project, a second phase with additional 2 or 3 units could  
29 follow.

30  
31 The Zoning Board found the application to be sufficiently well done and therefore began its  
32 review of the project. Lot coverage appears to be only about 20%, 40% is allowed.

33  
34 A motion to approve the special exception was made seconded and voted in the affirmative  
35 (Decker, Atwater, MacLeay all yes) with the following findings:

- 36  
37 1) The lot (map 104-6) is 2.7 acres which is large for the Village Residential Zone.  
38 2) A multiple family use is permitted in the zone by special exception.  
39 3) The lot (tax map 104-6) will be served by both municipal water and sewer and the water  
40 district has confirmed that the new use is acceptable to them.  
41 4) A Life Safety Code Compliance review by a fire protection engineer service is being required  
42 by the Building Inspector.  
43 5) A site plan review by the Planning Board is in process.

44  
45 The meeting adjourned at 8pm.

46  
47  
48 Stephen Halleran

1 **MINUTES OF THE ZONING BOARD OF ADJUSTMENT**  
2 **Monday November 9th 2020**  
3 **MERIDEN TOWN HALL/ZOOM TELECONFERENCING**

4 Zoning Board

5 Members Present: Richard Colburn, Chairman -Zoom  
6 Mathew Decker-Zoom  
7 Brad Atwater-Zoom  
8 Peter Martin-Zoom  
9

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

17 The meeting opened at 7:00pm  
18

19 Chairman Colburn noted that the main agenda item was a request by Landmark Property  
20 Maintenance for a twelve month extension of their approval in case 18-06 (see section 6.5 of the  
21 Plainfield Zoning Ordinance). The extension request was filed on 10/8/2020 the permit expired  
22 on 10/16/20. Specifically, the applicants have not completed a site plan review with the Planning  
23 Board a condition of the Zoning Board approval. Chairman Colburn noted that neither the zoning  
24 ordinance nor state law seems to give 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

28 Representing the applicants Engineer Erin Darrow explained that she was hired by the owners in  
29 July after a failed site plan attempt 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 and in their view COVID is not 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 a Zoning Permit granted back in 2018. Member Decker noted that he does not feel it meets the  
38 requirements for an extension and that the applicant has recourse, they can reapply for zoning  
39 approval.  
40

41 Members Atwater and Martin felt that there was merit to the argument, an applicant is given two  
42 years to satisfy conditions and no one could have predicted the COVID 19 pandemic which began  
43 to impact processes in March.  
44

45 Member Brad Atwater moved that a six month extension be granted. The motion was seconded  
46 and voted in the affirmative on a vote of 3 to 1.  
47

48 The meeting adjourned at 8:15pm.  
49

50  
51 Stephen Halleran

1                                   **MINUTES OF THE ZONING BOARD OF ADJUSTMENT**  
2   **Monday December 14th 2020**  
3                                   **MERIDEN TOWN HALL/ZOOM TELECONFERENCING**

4   Zoning Board

5   Members Present:                   Richard Colburn, Chairman -Zoom  
6   Mathew Decker-Zoom  
7   Brad Atwater-MTH  
8   Peter Martin-Zoom

9  
10   Others Present:                    David Stark-Zoom  
11    Robert Marrazzo-MTH

12  
13   The meeting opened at 7:00pm

14  
15   The November 9<sup>th</sup> minutes were approved as grammatically amended.

16  
17   **Case 2020-10** A request by **David Stark** d/b/a Discreet Ballistics for Special Exception #34  
18   Approved Cottage Business, to operate a “boutique ammunition manufacturing business” from  
19   his #168 Croydon Turnpike Residence. Mr. Stark explained the business has grown from a  
20   home occupation to one needing employees. There product is subsonic specialty  
21   ammunition. All manufacturing is done upstairs of a 30’x40’ garage that he had  
22   constructed on the property. Bulk delivery of components comes once or twice a month  
23   and the finished ammunition 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   and used. The fire chief has been provided the necessary information.

28  
29   Zoning Administrator Halleran visited the site last Friday. In his view the manufacturing  
30   process has very little if any impact on the neighborhood. The shooting range is the area  
31   of concern, not from a noise 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   no test firing could be done 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 business. The Zoning Board determined that they had  
39   insufficient information about 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 range from a recognized expert on outdoor ranges. Halleran  
42   will look into the regulatory framework for shooting ranges. The case was recessed until  
43   February 8<sup>th</sup> 2021.

44  
45   The meeting recessed at 8pm.

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48   Stephen Halleran

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