1MINUTES OF THE ZONING BOARD OF ADJUSTMENT2MEETING FEBUARY 9TH 20153MERIDEN TOWN HALL4			2015
4 5			
6	Zoning Board		
7	Members Present:	Richard Colburn, Chairman	Brad Atwater
8	Wiembers i Tesent.	William McGonigle	Scott MacLeay
9		Winnam We Comple	Soot Mucheuy
10	The meeting was called to	order by Chairman Colburn at 7:05pr	n.
11	C		
12	The minutes of November	10 th 2014 were approved as amended	
13			
14		ic #6 Beauty Hill Road detached acc	
15		ng by reading the posted notice. He the	
16		Owner Rick Bolduc noted that the pla	
17		uest quarters. His property is 6.2 acres	
18 19		eet and will contain one bathroom and	
19 20		septic system is planned for the projec house. All other utilities will be separate	
20 21		complimenting Mr. Bolduc on the qua	
21		ation was complete and the hearing co	
22		Fire Department was given notice of t	
24		DU's noting that the proposed unit is	
25	house and falls well below the 50% size limit when compared to the main residence The state has		
26		gn for the project, however, one has b	
27		ance of a building permit for the project	
28		he required setback. There being no o	
29	either the board or abutters member Brad Atwater moved to approve the application as presented,		
30		or the septic system. The motion was	seconded and unanimously voted
31	in the affirmative.		
32			
33		gers met informally with the Zoning I	
34		apartment in the main house, but is in	
35		ostairs of the existing barn on the prop ved Combination of Related Uses sect	
36 37		gned for VR zoned properties that we	
38		eak to a septic system designer and the	
38 39		rtments. Leon thanked the Zoning Bo	
40	into the matter further.	functions. Econ manked the Zonnig Do	and for their time and will look
41	into the matter further.		
42	The meeting adjourned at	8:15pm	
43	5 ,		
44			
45			
46			
47	Stephen Halleran		Richard Colburn, Chair
48			Zoning Board

1MINUTES OF THE ZONING BOARD OF ADJUSTMENT2MEETING APRIL 11TH 20153MERIDEN TOWN HALL4			015
5			
6	Zoning Board		
7	Members Present:	Richard Colburn, Chairman	Brad Atwater
8		William McGonigle	Edward Moynihan
9			
10	The meeting was called to	order by Chairman Colburn at 7:05pr	n.
11	The minutes of February 0	th ware enpressed as encoded	
12	The minutes of February 9	th were approved as amended.	
13 14	Kimball Union Acadom	y Preliminary Discussion Groun	d Mounted Solar Arrow
14		ions Officer for KUA introduced m	•
16	1	r firm from Norwich Vermont that	
17		ect for the land behind Miller Bicen	8
18	1 0 1 /	large as 500kw that would require a	0 1 /
19	5	onal acre or more of land opened up	
20		l is proud of its commitment to rend	
21		e to a wind turbine and a large roof	
22		logy employee Terry Donahue walk	
23		en performed. The array will not be	
24		around Meriden Village. The except	
25		s likely some additional screening wi	
26		that he is concerned about the visit	
27		ther yet to be developed homes and	
28	the Baynes Road Associa	tion. KUA Hockey Coach Tim Whi	tehead noted that he and his
29	wife have placed a deposit	it on a Baynes Road property, but w	ould likely withdraw from the
30	sale if this solar array goe	s in as currently planned.	
31			
32		ed the discussion toward the proceed	1 0 0
33	Board application. It was	noted that the application should for	ocus not only on the specific
34		nance, but also for the general criter	
35	1	asks for the Zoning Board will be to	1 1
36	is in keeping with the resi	dential character of the Village zone	2.
37			
38	ē	Planning Board will also conduct a	1 1 /
39	which will focus on the o	perational details of the project, like	e screening and public safety.
40			
41		ew of the project could begin as earl	
42		vever, to accomplish this KUA was	
43		m the Baynes Road neighborhood. I	
44 45	2 11	ordinance, this project would not h	ave been subject to any land use
45 46	review.		
46			

Other Business: Halleran noted that Pricilla Wheeler is moving forward with finalizing her
 land use approvals for the restaurant on Rte 12a. Depending on her final configuration and

- 1 site plan review the application could be back before the Zoning Board for additional
- 2 review.
- 3
- 4 The meeting adjourned at 8:45pm
- 5
- 6
- 7 Stephen Halleran
- 8

Richard Colburn, Chair Zoning Board

1 2 3	MINUTES OF THE ZONING BOARD OF ADJUSTMENT MEETING JUNE 8TH 2015 MERIDEN TOWN HALL			
4				
5 6	Zoning Board			
0 7	Members Present:	Richard Colburn, C	hairman	Brad Atwater
8	Wembers Present.	Edward Moynihan	Indirindir	Diad Atwater
9 10	Planning Board			
11	Members Present:	Jane Stephenson	Doug	Gest
12		Elise Angelillo		Sutherland
13		Jeff Albright		
14				
15				
16	•	e e		erested abutters and members of
17	the Kimball Union team to vie 115Kw ground mounted so			· · · ·
18 19	0	2	11	
20	Individual array tables are to be approximately 14' in height at the tallest point. The array			
20 21	is to be located behind the Miller Centennial Building as shown on the application maps 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.	,	U	5
27				
28	The group moved up to the	Meriden Town Hall:		
29		d		
30	The Zoning Board approve			
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 ses	ssion.	
33			CI	
34	Case 215-02 Solar array I		•	-
35				pecial exception #24 Approved
36 37				R zone. The applicant agreed to that it takes a vote of all three
37 38				eim of Norwich Technology
38 39	explained the details of the			
40	discussed at the preliminary	11		
40 41	Baynes Road area. All utili	-		
42	-		-	olburn opened the discussion to
43	e			opreciates the school's efforts
44		2	-	ark is still concerned that the
45	-	1 0		ad L'Heureux, of 11 Baynes
46	1 0	-		arge solar field represented a
47		-		larly during the hot dry months

1 2 3	of the year. Joel Stettenheim noted that there is no increased fire of factor and the panels are designed to absorb sunlight not reflect it.	langer. Heat is not a	
4 5 6	The Zoning Board reviewed the application materials and determine was sufficient to begin their deliberations. The board noted that a lapplication is proper screening on the Baynes Road side of the pro-	key concern in this	
7 8 9	The board made the following findings:		
9 10 11 12 13 14 15	1) This proposal is for a 115Kw ground mounted solar array which 130'x180' in size. Individual array tables are to be approximately tallest point. The array to be located behind the Miller Centennial the application maps and is in the Village Residential zone as period the 2015 Zoning Ordinance.	14' in height at the Building as shown on	
16 17	2) The application satisfies the general standards for granting a spe section 5.6II of the zoning ordinance.	ecial exception found in	
18 19 20 21	3) The proposed array location has no immediate abutters and is so Baynes Road neighborhood by the contours of the land combined area that KUA has agreed to maintain in place.		
22 23 24	4) Fencing, due to the size of the lot the Zoning Board does not find that it is required in this instance.		
25 26 27	5) The application specifies underground electrical conduit for the	project.	
27 28 20	6) The applicant has included a decommissioning outline as part o	f the application.	
29 30 31	Based on the above, member Moynihan moved to approve the application subject to the following conditions:		
32 33 34	1) Site Plan Review approval by the Planning Board.		
34 35 36	2) Code compliance review by the Town's Building Inspector.		
37 38	3) Utility company acceptance letter, prior to issuance of the building pe	ermit for the project.	
39 40	4) Formalization of the decommission plan as determined by the Zoning	Administrator.	
41 42	The motion was seconded and voted in the affirmative.		
43 44	The Zoning Board Meeting adjourned at 8:30pm.		
45 46	See the Planning Board minutes for the details of the site plan review.		
47 48	Stephen Halleran	Richard Colburn, Chair Zoning Board	

1	MINUTES	OF THE ZONING BOARD OF	ADJUSTMENT
2	MEETING JUNE 29TH 2015		
3	MERIDEN TOWN HALL		
4			
5			
6	Zoning Board		
7	Members Present:	Richard Colburn, Chairman	Brad Atwater
8		Edward Moynihan	Scott MacLeay
9			4
10		he meeting to order at 7pm. The June	8 th minutes were approved as
11	amended.		
12 13	Case 2015 03 Spott Krug	ger aka Krueger Autosport: Ch	airman Calburn ananad tha
13 14		osted notice. Scott Krueger explain	-
14	•••••	Cottage Business to allow for the	
16	1 11	#398 Route 12A to the vacant buil	ě
17		The new site is 31 acres in size a	-
18	· · · · · · · · · · · · · · · · · · ·	II. The building is entirely in the R	
19		shop and his residence. Scott exp	0
20		siness, but that he might add one o	5
21	5 1 5	ation are Monday thru Friday 8:00	1 2
22		e existing 70'x120' facility is mor	
23		d residence. The business does no	
24	1 1	ail car sales. Scott noted that he w	U
25	sale down by the state high	ghway. He does plan to install a ro	badside sign approximately
26	5'x5' in size. Occasional	lly, a customer will want to sell a	vehicle, but these sales are
27	infrequent and will occur	at the facility that sits more than	300' off the road and is a
28	screened by a row of past	ture pines. While Scott is a full set	rvice repair facility the focus
29		air of vintage sports cars and other	
30	1 2	. Scott does plan to remove the wi	ē
31	hill and return that area to a pasture like space that will be mowed several times each		
32	year. Scott uses establish	hed vendors for the removal of all	his hazardous fluids.
33			
34	-	lish a residence for himself in the	-
35		vith the wishes of the building insp	5
36		e plans a second means of egress a	
37		g. All business activity will be co	
38		building and the back area will be noted that building was build in 20	
39 40	gallon per day (3 bedroor	0	to and menudes a well and 430
40 41	ganon per day (3 bedioor	in) septic system.	
42	At this time the Zoning F	Board reviewed the application and	determined that the
43		e for moving forward with the appl	
44	11 1	ted that they support Scott's applied	
45		essful business in town. Their main	
46		v orientated. Things like dark sky o	
47		aring was closed and the ZBA beg	
		- 0	

1		
2	The Zoning Board's deliberations centered whether this should be	an Approved Cottage
3	Application or an Approved Business Application. In the end, desp	bite the large size of the
4	building the board determined that the use as proposed best fits the	e Approved Cottage
5	Business criteria of the zoning ordinance. Several agricultural rela	ated structures in our
6	town approach the size of this facility. Plainfield is home to at least	
7	riding arenas.	
8	с С	
9	The Zoning Board made the following findings:	
10		
11	The proposed lot is in conformance with the zoning ordinance (31	acres) and is suitable
12	for the proposed use.	
13		
14	The existing 70'x120' steel building on the site is adequate for the	proposed use.
15		
16	The proposed use meets the criteria for an Approved Cottage Busi	ness.
17		
18	A total of 10 outside spaces (2 for the home, 2 for employees, and	6 for customer
19	parking) can easily be located on the site as currently developed.	
20		
21		
22	Member Moynihan moved to approve the application subject to the	e following conditions:
23		
24	Site Plan Review Approval by the Planning Board	
25		
26	Health and Safety inspections for the building to insure code comp	pliance in the areas of
27	fire safety, egress, drainage and hazardous waste handling.	
28		
29	The business will return to the Zoning Board for additional review	
30	facility or the intensity of the use, as determined by the Zoning Ad	ministrator, changes.
31		0.4
32	The motion was seconded and voted in the affirmative on a vote of	f 4 to 0.
33		
34	The meeting adjourned at 8:35pm.	
35		
36 37	Stephen Halleran	Richard Colburn, Chair
37 38	Stephen Haneran	Zoning Board
39		Zoning Dourd
40		
41		
42		
43		
44		

1 2 3 4	MINUTES	S OF THE ZONING BOARD OF MEETING AUGUST 10TH PLAINFIELD TOWN HAI	2015
4 5			
6	Zoning Board		
7	Members Present:	Richard Colburn, Chairman	
8		Edward Moynihan	Scott MacLeay
9		2	5
10			
11		rd met at 6:30pm at #1079 Route 12A	
12		er's restaurant. The board approved a working through the state and local re	
13 14		rse of that work, she has decided to inc	
15		ew application. The Zoning Board wal	
16		The group moved up to the Plainfield	
17			
18		airman Colburn opened the hearing for	
19		ils of the proposal. Days and hours of	
20		Saturday 12pm to 8pm, Sundays 8am	
21 22		sed from 25 to 44 and the parking lot t (Shawn Rogers) has developed a mea	
22		spaces) increases the lot coverage to 5	
23 24		e plan would require lot coverage of 2	
25		overage to support 11 spaces to be more	
26		occurred including the development of	
27	2 1	nts made without the required town ap	
28	and if they cannot be appr	oved as built they must be changed or	removed.
29	י וו י א ווי א		
30		ng with the State of New Hampshire F commercial kitchen and waste disposa	
31 32		1 occupancy of 49 people. Fire Chief	
33		compliant for the proposed use.	
34	, , , , , , , , , , , , , , , , , , ,	r	
35	About twenty people show	ved up in support of Pricilla and Rober	rts plan for the business. Ron
36		er in attendance and while he does not	
37	*	or the visual impact of such a large pa	•
38		ent Patty Rondeau asked the Board to	
39 40	~~ ~~	her words this was a time for the tow confident would lead to a solution.	In to tighten the bra and loosen
40 41	the gridie which she was	confident would lead to a solution.	
42	Board members noted that	while the support for the project is go	ood to see, the Zoning Board is
43		s of the Zoning Ordinance and has cur	
44	difficult application to app	prove. The necessary car parking for 4	4 seats and the relative small size
45		conflict with one another. In approv	
46		Coning Board used significant latitude	with the zoning ordinance to try
47 19	and give the applicant a re	asonable use of the property.	
48 49	The hearing moved forwar	rd with several ideas of ways to limit t	he size of the parking area
50		f site was suggested as well as allowing	

- 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.
- 4

12

Needing to move forward with the restaurant in the short term, Pricilla withdrew the case 15-04,
deciding to first pursue getting a restaurant of 25 seats up and running. Once this is done she can
work with the Planning Board on proposed zoning ordinance changes.

- 89 Her next step will be a site plan review with the Planning Board on the 25 seat proposal.
- 1011 The Meeting adjourned at 9:00pm
- 13
 14
 15 Stephen Halleran
 16 Richard Colburn, Chair Zoning Board
 17
 18
 19
 20
 21 .
- 22