

SPECIAL MEETING
Zoning Board of Appeals Minutes
July 28, 2021 7:00 P.M.
VIA ZOOM

Present: Joseph Nash – Chairman, Scott Zadora, Diane Lavallee, Glenn Godley, Robert Greene

Opened public hearing on Appeal # 2121-004 Sukpaseuth & Khamphanh Phongsa request for rear yard variance from the required 20 feet down to 15 feet. Request for a front yard variance from the required 20 feet down to 15. The applicant is seeking variance for the construction of an addition. Property located at 604 School Street, Town Assessor's Map 25, Lot 47, Zoned highway Commercial. Attorney Cotnoir reviewed the proposal with the Board on behalf of his client. He explained that it would primarily be a take - out restaurant. Shawn Tessier property spoke in opposition. Motion by Glenn Godley to close the public hearing, second by Scott Zadora. ALL WERE IN FAVOR

Opened public hearing on Appeal # 2021-005 Karl R. Kuhn, Sr., and Lisa Kuhn request for a front yard variance from the required 50 feet down to 37 feet for the construction of a garage. Property located at 70 Elvira Heights, Town Assessors Map 28, 5, AG-2. Mr. & Mrs. Kuhn reviewed the proposal with the Board and their limitations of placement due to utility easements through their property. Motion by Diane Lavallee to close the public hearing, second by Robert Greene. ALL WERE IN FAVOR.

Regular Meeting:

Review minutes of the July 20, 2021 meeting.

Motion by Robert Greene to accept the minutes, second by Diane Lavallee. Diane Lavallee, Robert Greene, and Glenn Godley voted in favor. Two members, Joseph Nash and Scott Zadora abstained from voting as they were not present.

Correspondence/Public Participation: None

New Business:

Appeal # 2121-004 Sukpaseuth & Khamphanh Phongsa - rear yard variance 20 feet down to 15 feet.
front yard variance 20 feet down to 15 feet.

Motion by Glenn Godley to approve, second by Scott Zadora. ALL WERE IN FAVOR.

Appeal # 2021-005 Karl R. Kuhn, Sr., and Lisa Kuhn - front yard variance from the 50 feet down to 37 feet. Motion by Glenn Godley to approve, second by Diane Lavallee. ALL WERE IN FAVOR.

Accepting of New Applications for public hearing on August 17, 2021. None

Motion to adjourn by Diane Lavallee, second by Robert Greene. ALL WERE IN FAVOR.

Respectfully submitted by Brenda Roy.

Please note these minutes have not been accepted by the Board and will be placed on their next meeting agenda.