

## Zoning Commission Meeting Minutes

Via Zoom

March 17, 2021 7:00 P.M.

Present: Patricia Hedenberg-Chairman, Liz Thompson, Douglas Taylor, Peter McMorris, Nick Huston  
Tina Lajoie-Alternate

Agenda:

Opened public hearing on Docket # 2021-01 Sean Sullivan request for rear lot approval for property located at 340 Sabin Street, Town Assessors Map 10, Lot 31, Zoned R-10.

Sean Sullivan reviewed his proposal with the Commission members stating it had gone before the Inland Wetland Commission and was granted approval.

Abutting property owners Charlene Barbour, Robert Wester, John, and Mary Ann Fulco spoke in length to the Commission about their concerns regarding wetlands, additional traffic, speed on the roads, additional run off, character of the neighborhood with strong opposition to the proposal.

Motion by Nick Huston to close the public hearing, second by Douglas Taylor. ALL WERE IN FAVOR.

Regular Meeting:

Review the minutes of the November 18, 2020 meeting.

Motion by Nick Huston to accept the minutes, second by Peter McMorris. Pat Hedenberg, Nick Huston, and Peter McMorris voted in favor. Liz Thompson and Douglas Taylor abstained as they were not present.

Correspondence: None

New Business:

Docket # 2021-01 Sean Sullivan - Rear Lot Approval - 340 Sabin Street

Motion by Nick Huston to approve with the runoff being contained on the property, second by Patricia Hedenberg. Patricia Hedenberg, Nick Huston, and Doug Taylor voted in favor of the motion. Liz Thompson vote in opposition stating in her opinion it did not meet the criteria as to what a rear lot is. Peter McMorris voted in opposition state it did not meet the intent of the rear lot in Section 413 of the Zoning Regulations. Motion carried 3-2. APPROVED

Other Business:

Election of Officers:

Motion by Nick Huston to keep the same slate of officer with Patricia Hedenberg as Chairman and Liz Thompson as Vice-Chairman, second by Peter McMorris. ALL WERE IN FAVOR

Discussion was generated regarding property located at the corner of Chapman Street and South Main Street as well as property on Route 12 where the garage is falling. Chad Sessums B.O/Z.E.O. informed the Commission that he is working with the States Attorney regarding numerous blight issues with those two locations on the list as well. He explained that the courts being closed due to COVID has delayed the process immensely.

Chad Sessums informed the Commission that he had received an application regarding 42 Woodstock Ave West where the Cross Fit gym was located. The applicant was informed that an application needed to be submitted to the Zoning Commission. When the application was submitted, he requested a waiver on the entire application procedure. The Commission stated that the entire application cannot be waived.

Liz Thompson and Patricia Hedenberg stated they had attended the Land Use Seminar and it was very informative.

Motion by Doug Taylor to adjourn at 9:17 P.M., second by Nick Huston. ALL WERE IN FAVOR

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

Respectfully submitted by Brenda Roy.