

**Zoning Board of Adjustment**  
**October 25, 2016**

**Members Present:** Scott Lees-Chairman, Craig Niiler-Vice Chairman, Karl Ogren, Jake Stephan, John Quigley (alternate), John Krebs, Karl Ogren

**Members Absent:**

**Others Present:** Janice Zecher-Recording Secretary, Carole Demore, John McVitty, Vicki McVitty, Alan Fall, Maureen Brooks

Meeting called to order at 7:00pm.

Craig introduced the board members to the public, and explained the rules and procedures.

The minutes from August July 26, 2016 were reviewed and changes requested as follows:

Place the watermark saying "Draft" across the minutes.

Add Quigley to John's name on motion to adjourn.

Motion was made by John Krebs and seconded by Karl to accept the September minutes as amended. All were in favor.

**Case #03-14-16 Vicki McVitty – Applicant seeks a Special Exception under Article 15, Section 1503 for a major home occupation requiring a state license at 24 Nason Road, Tax Map 3, Lot 14.**

Craig Niiler explained what a home occupation, special exception means to the audience.

John Krebs asked why this is considered a major home occupation and not a minor home occupation.

Vicki McVitty explained that the state licenses the building as well as her. John then asked about the 25% of house rule, this is being satisfied. Vicki explained that there will be no employees, she will have a sign, parking will be in front of the garage or in front of the breezeway and not on the street.

**Summary of Facts:**

1. No abutters or public spoke to this application

The board reviewed the Special Exception for Article 15 Section 1503

- |                |                |                |                |
|----------------|----------------|----------------|----------------|
| A. Carried 5-0 | E. Carried 5-0 | I. Carried 5-0 | M. Carried 5-0 |
| B. Carried 5-0 | F. Carried 5-0 | J. Carried 5-0 |                |
| C. Carried 5-0 | G. Carried 5-0 | K. Carried 5-0 |                |
| D. Carried 5-0 | H. Carried 5-0 | L. Carried 5-0 |                |

**Conditions:**

1. State and local permits and licenses will be obtained.
2. No on street parking.
3. Shop not to exceed 200 square feet.
4. With the exception of one 6 foot sign, there will be no outward evidence of the home occupation.
5. There will be no employees.

Motion Carried 5-0

Craig explained the 30 appeal process to Vicki. Anyone can appeal the decision for 30 days after the date of the approval. If Vicki begins her project less than 30 days out, she does so at her own risk. Vicki said she understands.

**Case #38-8-16-b Patricia Steen, Burton Steen, POA The applicant seeks a Variance under Article 4, Section 406 to replace a failed septic system near a wetland at Tax Map #09, Lot #28.**

- Alan Fall presented this plan on behalf of Patricia and Burton Steen.
- William Barrett, abutter to this property spoke and has no objection to the septic replacement.
- There were no questions to the board.

The board reviewed the Variance Worksheet for Article 4 Section 406

- |                |                        |
|----------------|------------------------|
| 1. Carried 5-0 | 4. Carried 5-0         |
| 2. Carried 5-0 | 5. A. (i) Carried 5-0  |
| 3. Carried 5-0 | 5. A. (ii) Carried 5-0 |

Motion Carried 5-0

Craig explained the 30 appeal process to Alan. Anyone can appeal the decision for 30 days after the date of the approval. If the Steens begins their project less than 30 days out, they do so at their own risk.

**Other Business:**

Meeting dates of November 22 and December 27 were reviewed because of the proximity to the holidays. Neither date is of concern to the members so will remain scheduled.

Scott made a motion to adjourn the meeting seconded by Karl.

Meeting was adjourned at 7:50 pm.