Zoning Board Of Adjustment

Unapproved Meeting Minutes

October 15, 2025

Board present: Peter Remy, Alan Bell, JJ Prior, Ernie Perham

Alternate: Susan Alejandro

Supporting Staff: Kaelyn Willette; Clerk

Public Present: Justin Berger, Laurie & Anson Burt, Jeremy Hockensmith, and others.

Minutes

At 6:30pm the board started by reviewing the minutes from the September 17, 2025, meeting. Mr. Prior moved to approve the minutes. Mr. Perham seconded. The motion passed unanimously. The board then discussed the rules and procedures, it was noted that all future meetings will begin at 6:30pm.

Chairman Remy invited Laurie and Anson Burt property located on Rte. 63 (Map U5 Lot 15) to discuss their application for a variance. Jermey Hockensmith was the representative for Mr. and Mrs. Burt. He began going through the requirements for a variance. The property is 3.6 acres with 90% frontage, the applicants are requesting a variance to allow constriction on a vacant lot currently under contract. The lot is grandfathered with a right of access. The proposed home would likely be built toward the back of the property. It was noted that the new home would contribute to the tax base and would not alter the local character or style of the neighborhood. Mr. Hockensmith discussed that there are no access issues the state has approved driveway access, denying the variance would be unjust since the town has been taxing the property as a building lot, denial would reduce the property value. The lot has a unique shape,

which contributes to the hardship. The use of the property would be for a single-family dwelling which is consistent with spirit and intent of the ordinances.

Chairman Remy noted the unique shape of the lot and observed that only one parcel has a narrow neck making it distinct. A letter was read from abutters John and Susan Harris expressing safety concerns about the driveway location. DOT has already been contacted and approved location for a driveway. Everyone involved is aware that the driveway has to be 10' away from the boundary line. Abutter Cathy Laine also expressed her concerns about the traffic on Rte. 63. The board found:

That by granting this variance it would not be contrary to public interest. The spirit of the ordinance would be observed. The variance would not reduce the values of surrounding properties. The hardships of the property are the uniqueness as it has a narrow strip to get to the main part of the lot. It was noted that when the subdivision happened the Town took part of the property to put the old School and therefore made an awkward lot shape.

At 7:18pm Mr. Prior moved to approve the variance for Laurie and Anson Burt property located at 773 Route 63 (Map U5- Lot 15) from frontage requirement of 100 feet to 90 feet. Mr. Bell seconded. The motion passed unanimously.

Following the last meeting of September 17, 2025, the Mr. Bell moved to approve the special exception for Justin Berger Co-owner of Lulu's Brew for a drive through/drive-up establishment located at 1017 Rte. 12 (Map U2- Lot 3) on the condition that Jacob Freedman provides written permission for Lulu's Brew to speak on his behalf. Mr. Prior seconded, the board voted unanimously. Written permission will need to be given to clerk Kaelyn Willette.

Mr. Prior moved to adjourn the meeting, Mrs. Alejandro seconded, the board unanimously agreed the meeting concluded.