

Zoning Board

August 1, 2007

Memorial Building

7:00 PM

The following are to be considered draft minutes only until approved by the Board at their next meeting.

Present: B. Manning, Bill Sullivan, Cynthia Hayes.

Minutes: The following corrections were made to the minutes of the July 2, 2007 meeting: page 2, 4th line from bottom of page; "motion was made by Jean" changed to "motion was made by Gene".

Page 3, line 10, "He is sided towards the road" changed to "The building is sided towards the road".

Cynthia made a motion to accept the minutes of the July 2, 2007 meeting as corrected. The motion was seconded and unanimously approved.

Literature and Correspondence: A flyer was received from LGC advertising their fall Planning and Zoning conference at Loon Mountain. Bill expressed an interest in attending.

The Board took this time to discuss the meeting B. had with the Board of Selectman on July 24, 2007. Planning Chairman Kevin Lee was also at this meeting. The Selectboard and the front office are concerned with the amount of time it is taking for people to go through the Planning/Zoning process. There is the possibility of sharing a Planning and Zoning Administrator sometime in the future but, until then the Boards are hoping to have a volunteer to help the applicants. This would be an advisory position. B. does not feel that someone on the Zoning Board should be advising a person about a matter on which the member would then vote.

Biebel: Continued Area Variance Hearing. Present: Paul Biebel. With only three members present, Mr. Biebel was advised that he could continue the hearing until there were more members present. It takes three concurring votes to grant a variance.

A site visit was conducted on Mr. Biebel's property earlier this evening. The Board commended Mr. Biebel on his well marked lines, which made the evaluation easier. Brad Butcher was unable to be at the site visit. B. had spoken with Brad about this site and Brad commented favorably on Mr. Biebel's plan which he feels would improve drainage in the area.

Since the last meeting, Mr. Biebel has discovered that he has more room than he thought on the site. He is able to meet the side setbacks, and the shed would be more than the required 100' from Baptist Pond. He would still need a Variance for his back property line. Mr. Biebel says the shed needs to be in this spot in order for it to help with drainage. He has designed an area of serpentine flow using the roof of the shed to slow down the water which comes off the highway. He has also planned for a curtain drain under the shed.

After some clarification of the voting rules, Mr. Biebel decided to allow a vote with only three members. Cynthia made a motion to grant an Area Variance to Paul Biebel to build an 8' x 16' shed 18' from the back property line, with the condition that he work with Brad (Town Road Agent) on the drainage issues. Any problems would come back to the Board. The motion was seconded by B. The vote was 3-0 in favor.

Michael Hansen: Michael Hansen has requested that his hearing be continued to September 5, 2007.

As the next case was not scheduled until 8:30, the Zoning Board took this time to discuss the upcoming home business/occupation letter and proposed meeting. This subject had also been discussed at B's recent meeting with the Selectmen. Some of the issues to address that B had come up with were further discussed by the Zoning Board including:

- ❖ Have an agenda for the meeting
- ❖ Have a moderator for the meeting
- ❖ The Boards should discuss how to handle a large influx of applications
- ❖ A list of the expenses for the applicant should be made
- ❖ Should the town's lawyer be present?
- ❖ Could we find a representative from a town which has recently experienced this to attend the meeting?
- ❖ Is there a possibility of a waiver of the application fee for a period of time?
- ❖ There needs to be a way to decide where to send an applicant(to which Board)
- ❖ There should be a form to help people to know into which category they fall (home occupation, home business, business). The Zoning Board would probably be the ones to decide if there were questions.
- ❖ The Zoning Board would like to see the Zoning Ordinances on the website. They had some examples from the towns of Wilton and Jackson, NH.

The Board discussed the need for finding some Alternates. Cynthia will contact Barb Dunlap who had expressed an interest. B also had some people he may contact.

Bruce and Barbara Sawyer-Variance to the terms of Article IV, Section D for

- a) Replacement and enlargement of a house and septic tank within the 100' wetlands buffer
- b) Construction of a garage and driveway extension within the 100' wetlands buffer

Present: Ross Stevens(engineer), Peter Schauer(wetlands scientist), Jay Tucker and Bill Andrew(Old Hampshire Designs)

According to Ross, the wetlands which bisect this 2.5 acre lot have been developed and disturbed for approximately 20 years. The house which was on this lot has already been taken down. The plan is to build a larger home on the previous house site and lawn area. He feels that using alternate sites on the property would actually cause more damage to the wetlands areas.

The entire leach field of the old septic system was in the wetlands. The new system (called "Clean Solutions") would require only 200 square feet of leach field which would now be out of the wetlands. "Clean Solutions" also requires an air compressor and pump and would be under a service contract.

Ross read his answers to the questions on the Application for Variance from Zoning Ordinance, using separate answers for a) the new home and septic system and b) the garage and driveway extension. The Application is on file.

While the house and roof will be larger, there is a plan for stone splash strips around the perimeter of the building to minimize erosion from runoff.

The new section of the driveway would cross a drainage ditch and there is a plan for a culvert, possibly open-bottomed. The new garage would be in the wetlands buffer, which Ross says is not

undisturbed. The builders showed the Board where the proposed driveway would be, and pointed out that existing stone/rock walls were an important feature. There was no garage with the old house.

Ross expressed the view that the new Ordinances about wetlands for the Town of Springfield are mainly designed for new development and undisturbed wetlands. Development before this was not required to meet setback requirements and many lots would have trouble conforming. Peter Schauer is in agreement. Ross believes that when changes are made to existing developed property, there should be an effort made to conform but total compliance with new Regulations may not be possible. This should not rule out changes to existing property, especially if it is an improvement to wetlands impact.

Cynthia wonders why and when the house was torn down. Jay Tucker says it was torn down in the spring. All involved say they were surprised to find out that they would need to come before the Zoning Board for the building permit.

The Board feels they will need a site visit to this property. B would like to get this in before the September meeting. A site visit is scheduled for August 8, 2007 at 6:30 pm, with a meeting to follow at the Town Hall at 7:15 pm.

With no further business, the Board adjourned at 9:40 pm.

Respectfully Submitted,

Linda Huntoon
Recording secretary