

Minutes Board of Adjustment Meeting- June 5, 1984

Cases #5 Norris & Margaret Knowles

#2 A David Glines

#4 & #4A Michael & Jo Ann Minchee - Michael Crosson

ZBA Members Present: Greg Bohosiewicz, Tom Mitchell, Gary Crooker, & Gail Proctor

Others present (Knowles Case): Hubert Hoover P.B. rep., Stanley Young, Alfred Cann, Don Taylor, Ernest Waters.

Meeting called to order in Court Rm. at 7:42 P.M.

The Board had arrived from Mr. Knowles property where an on site inspection was made. At this time Mr. Knowles stated that he would be withdrawing the portion of the application that dealt with "automobile repair".

Gail Proctor announced to the Board and the public Mr. Knowles intent and also read the Ordinances involved in determining that M.O.

Mr. Hoover then generally outlined that P.B. intent of the M.O. ordinance and expressed their feelings as the ord. intent to least interfere with property owner's rights while not infringing upon the rights of neighbors. He also pointed out that a M.O. should not be a full scale commercial operation, example a filling station would not be appropriate. A M.O. should also not infringe on the property value of neighbors.

Mr. Knowles then described the intent of his operation. He would only be repairing small engines, specifically, lawn mowers, rototillers, & chain saws. He would not be dealing with snow mobiles or autos. There would be no additional building and all work would be contained in his garage.

Mr. Waters, direct abutter stated that he and Mr. Knowles had an agreement concerning any noise levels and he felt there would be no problems. Mr. Taylor expressed his feelings that this sort of activity (small engine repair) should not be permitted in a residential district. Mr. Knowles then addressed the outlines in the Spec. Exception as Gail Proctor reviewed the list.

Mr. Knowles anticipated that there would be no increase in traffic levels from his business. There would probably be no more than 1 or 2 cars at any time. His flammables would be contained in a metal locker. Any welding, however, would be done outside. There would be no additional lighting. He expected his operating hours to be approx. from 8-6 P.M. 5 1/2 days a week. Mr. Knowles would be the only employee. There would be no exterior storage of materials or supplies outside. There would be no retail sales, just repair work.

Mr. Taylor again stated that he felt adjacent property values would be diminished with such activity permitted.

Letters were read from Mrs. Whitney Frye, who objected to an automobile repair service and Mr. & Mrs. Wm. Blagborough who also felt it would alter the rural, non-commercial area of the neighborhood.

Mr. Cann stated that he had no objections to the proposed use as long as the Spec. Ex. conditions were met. Discussion was held concerning Mr. Knowles placing lawnmowers in front of the property for sale. The Board felt that this would be inappropriate and considered part of the "exterior storage of materials" guideline.

Motion made by G. Bohosiewicz and seconded by G. Crooker for a short recess. Board agreed unanimously. Recess declared at 8:15. At 8:22 Board in session.

Motion by Tom Mitchell: Be it resolved, that the ZBA grant a Special Exception to Norris & Margaret Knowles of Burton Hwy. for a Home Occupation (Small engine repair) to the terms of Article V, Section B 1&2 of the Zoning Ordinance.

Seconded by G. Crooker. Motion passed in favor unanimously., 4-0.

Case #2-A David Glines

Applicant nor any agent for applicant appeared at designated time.

Case #4&#4A Hinchee&Crosson

Others present: Florence Markaverich, Joseph Pollock Sr., Mr. & Mrs. Hinchee, Ch. Mcgettigan, Mr. & Mrs. Robert Olson, Donna Hoover agent for applicants.

Donna Hoover outlined the subdivision plans and explained the nature of the court ordered variance that would permit the applicants to apply for a building permit on a Class V1 road. The Roses (present owners) have upgraded the road according to the stipulation of the court agreement and the owners and potential owners are aware of this agreement and agree to maintain & adhere by all the stipulations as agreed to beforehand.

There was discussion on the proper name of the road be it Dale Road or Putnam Hill Road. The present residents (the Olsons) use Dale Rd. & the Hinchees have also used the Dale Rd. address. The Board suggested that all documentation may be changed to Dale Rd.

Road Agent Ch. Mcgettigan pointed out that there is no proper turn-around for plowing or emergency vehicles and that the new property owners consider making such an improvement at the time of their

building. Mr. Young asked about the opening of the road in the future. At present the Town has no plans to do such although a Town Meeting vote may change the decision.

No further discussion ensued., a motion by Greg Bohosiewicz: Be it resolved that the Board grant to Michael & Jo Ann Hinchee, and Michael Crosson a Court Ordered Variance to the terms of Article V1, Section C-1 of the Zoning Ordinance.

Second by Gary Crooker.

The Board voted in favor of the motion unanimously, 4-0.

Other Business:

Craig Peterson approached the Board to ask the status of Derrick & Kathy Smith's dealings with the ZBA in regard to their Gray's Corners property. Mr. Peterson was informed that at this time Town Counsel, Silas Little had all the documentation involved and he would be contacted by the Chairman to find out the specific status. Mr. Peterson informed the Board that he is purchasing the property and would like to clear up the past problems.

No other business motion made by Greg Bohosiewicz and seconded by Gary Crooker to adjourn the meeting at 9:15 P.M. Vote approved 4-0.

*Gail Proctor*  
Gail Proctor, Clerk