

Development Review Board

January 22, 2019 – 7:00 p.m. Town Meeting Room

Members Present: Zeb Towne, Ben MacKinney & Will Senning.

Attendees: Nicole Vecchione, Anne McVeigh, Frank McVeigh, Sean McVeigh, Jamie McVeigh, Darrell Mays, David Specht, Maureen Harvey

All parties to the hearing were sworn in.

Application 2018-033 – Vecchione – Conditional Use

This meeting is a continuation of the hearing of December 18th to review the more detailed site map that was requested. Will highlighted the points discussed at the last meeting which were that it was in the rural agricultural I & II district and that the request was not in the permitted uses of that district. In reviewing the conditional uses allowed in that district they thought it would be appropriate as a light industrial commercial use under 7,500 square feet. At the conclusion of the previous meeting they requested a more detailed site plan which they reviewed at the meeting to get clarification of the distance from the abutters and the parking plan. Will thought that it would meet with approval with the condition of no more than sixty cars, portable toilets provided and downcast lighting. After review of the conditions on page 36 it was determined that the decision would be written up within the 45 days and left in the office for DRB signature and review.

A process review was discussed on how guidance would be provided to people who wanted input from the DRB for their projects. The preference was that they start by obtaining information from the zoning administrator and any information provided by the DRB would be done in a public meeting in the form of a sketch review.

Sketch Review – Darryl Mays

He is interested in doing a project at the Patterson Trailer park and is interested in doing an affordable housing project. He inquired about the change in the zoning which the DRB told him that it did not pass and would probably not be revisited for some time. They told him that the Patterson Park project was reviewed by them after Hurricane Irene and that the conditions outlined in that decision would apply and he should review that decision. He asked about the possibility of a variance from the one acre provision that would allow the house to be divided from the parcel with less than an acre. They discussed the criteria for any variance.

Sketch Review – McVeigh

They are interested in purchasing a 36 x 14 camp on Richardson Road. It is currently a preexisting non-conforming structure. They were in hopes that they might be able to increase the size by 25 percent and wondered if they might achieve it by utilizing a cantilever. They also wanted to know if they could take the old foundation out and install a slab with radiant heat on the same footprint. The setbacks were discussed and that they could not be less conforming than they already were. It was mentioned that the wastewater permit might need to be reviewed since it had gone through a change of use to ensure that it was in order.

Motion was made by Will to adjourn at 8:35 p.m. and seconded by Zeb with all in favor.

Will Senning, Chair

Ben MacKinney



Zeb Toomey