



ZBA Meeting

Minutes

Tuesday, June 18, 2024 at 6:00 pm

Attendees: Chairman David Morse, Vice Chairman Theron Seeley, David Smith, Jim Austin, Anthony Creaton and Secretary Michelle Seeley

1. Pledge/Call to Order/Roll Call

Minutes:

Acting Chairman David Morse opened the meeting at 6:00 pm with the Pledge of Allegiance. The Clerk then took roll call. All present.

2. Other Business Before the Board

a. Resignation of Chairman

Minutes:

As of May 5, 2024, David Swan resigned from the Zoning Board.

b. New Members Anthony Creaton, Theron Seeley

Minutes:

The Zoning Board Welcomes Theron Seeley and Anthony Creaton.

c. Election of Chairman

Minutes:

Anthony Creaton nominated David Morse to be the 2024 Chairman, seconded by Theron Seeley. Adopted by vote. Chairman David Morse appointed Theron Seeley as his vice chair.

Vote results:

Ayes: 5 / Nays: 0

3. Prior Minutes

Minutes:

Amotion by David Smith seconded by Jim Austin to adopt the minutes as written was adopted by vote

Vote results:

Ayes: 5 / Nays: 0

4. New Business

a. Chapel- Flood Plain Variance

Minutes:

David Morse opened the Public Hearing at 6:03 pm. This application is for a flood plain

variance. The applicant would like to build a pole barn to house vehicles and to be used for storage. Town Zoning law states 6.11 Accessory Structures. Accessory structures, that conforms to the requirements in Section 6.6.1, "General Standards", and Section 6.7.2, "Standards for All Structures" need not be elevated above the flood protection level or dry flood-proofed if the following requirements are met: "The accessory structure shall represent a minimal investment of less than ten per cent (10%) of the assessed property value." The new building would be 30' x 40' and would exceed the 10% of value, allowed by the law. Mrs. Chapel is seeking a variance because of the flood proofing requirements. Building functions cannot be achieved by elevating the lowest floor to or above the flood protection level or dry floodproofing (made water tight) as required in paragraph 6.9(1). The applicant proposes to protect the structure from flood damage using wet floodproofing techniques as specified in Section 6.11, Accessory Structures, in addition to the requirements in Sections 6.6.1 and 6.6.2. The Board discussed the type of construction and the plan to ensure the building was secure and could not become a danger in the event of a flood. Theron Seeley questioned if the structure would be a pole barn or stick built barn. Acting Chairman David Morse asked if it would be on a monolithic pad? Tiffany Chapel stated that her husband would be using sonic-tubes to anchor the building before the contractor built it. David Morse closed the public hearing at 6:18 PM A motion to approve the Flood Plain variance appeal 1 of 2024 with the condition that the applicant provide drawings of footings and below grade construction 14 days prior to breaking ground, was made by Anthony Creation and seconded by Theron Seeley was adopted by vote.

Vote results:

Ayes: 5 / Nays: 0

5. Old Business

6. Announcements

7. Adjournment

Minutes:

On motion by David Smith seconded by Theron Seeley to close the meeting at 6:34 pm adopted by vote.

Vote results:

Ayes: 5 / Nays: 0