

**Zoning Board of Appeals
Regular Meeting, via Zoom
June 8, 2021**

Attending: Peter Ignatovich, Bill Tracy, Laurie Sanders, John Kelsey, Dave Loven

Attending: Wade Clement, Julia Volkmann, Ginny Curtis, Shirl Morrigan

Bill Tracy called the meeting to order at 7:13 pm.

Approval of Minutes: Peter Ignatovich moved that the May minutes be accepted. All were in favor, with Bill Tracy abstaining.

New Business

- Wade Clement asked the board for clarity regarding an extension to an existing front porch (6') from the foundation, with 34' to the road. Tom Quinlan said he would not approve a building permit, but that a ZBA permit was required first. Clement's plan is to not go closer to the road, but extend the porch. He noted an inconsistency with issuance of building permits on Cemetery Road, and asked the ZBA for an opinion. Tracy noted that he would have to read that section of the by-laws before stating an opinion.

Motion was made to hold a public meeting on Thursday, June 17 at 6:30 pm to discuss Wade Clement's request to extend his existing porch/structure along the front of his residence at 15 North Road without a Variance or Special Permit. Dave Loven seconded. All in favor.

- Julia Volkmann is interested in purchasing 2.7 acres on North Road, which currently includes the Strawbale Café. Her purpose would be to use it as a business for her own business (printing & shipping). Contingent on the offer to purchase is the use as a business. She has asked Tom Quinlan, but not yet heard back. The current use is commercial. She relayed that the Planning Board said to apply for a Special Permit for site approval by Business/professional use (3.065). She will wait to hear from Tom Quinlan.
- Lack of payment by Paul Facteau for most recent application: Mr. Facteau paid for his legal ad in the newspaper, but did not pay for the application. Bill Tracy will call and speak to him about the need for payment.
- Proper Legal Notification: Ginny Curtis noted that the legal notice at the Town Hall does not list the phone number for the zoom call for the upcoming Facteau hearing, only the passcode and identification. Sanders will correct this.

The meeting was adjourned at 8:06, with Ignatovich seconded. All in favor.