



Town of Hebron

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ZONING BOARD OF ADJUSTMENT

Minutes of Public Hearing by Video Conferencing

Tuesday, December 1, 2020

Members Present: Douglas McQuilkin (Chair), Curtis Mooney (Vice Chair); Alison York (Member); Derry Riddle (Member); Phil Kriss (Alternate); Roger LaFontaine (Alternate) and Carol Bears (Clerk)

Members Absent: Ileana Saros (Member);

Others Attending: Don Musial (Compliance Officer) Norman and Nancy Wheaton; Anice Petersen

Time Convened: 6:06 p.m. **Time Adjourned:** 6:41 p.m.

Next Meeting: TBD

Agenda:

1. Discuss and approve minutes of previous meetings and other administrative matters
2. Hearing on the application for a Variance under Article IV, Section H.1 of the Hebron Zoning Ordinance by Anice C. Petersen for construction of an open carport on the property located at 288 Groton Road (Tax Map #24, Lot CM-2), said proposed carport to be accessed from Matthews Lane. (Case #283)
3. Any other business that may come before the Board

Call to Order:

Mr. McQuilkin, Chairman called the meeting to order at 6:06 p.m. He welcomed the applicant and introduced the Board. Voting members of the Board were identified as Roger LaFontaine; Curtis Mooney and Douglas McQuilkin. The others were recused as they were friends of the applicant.

Minutes and Other Administrative Matters:

The minutes for the last meeting of September 8, 2020 were reviewed. Doug requested a change to the agenda portion of the minutes to add Phase III of HCE. Derry Riddle move to accept the minutes as amended. Alison York seconded the motion and the vote was unanimous.

Hearing:

Case #283

The applicant requested a variance to Article IV, Section H.1 of the Hebron Zoning Ordinance by Anice C. Petersen for construction of an open carport on the property located at 288 Groton Road (Tax Map #24, Lot CM-2), said proposed carport to be accessed from Matthews Lane.

Mr. McQuilkin asked the Clerk if all the proper notices and fees were collected. The abutters were notified by certified mail, all the necessary fees collected, the notice was placed in the Record Enterprise, posted at the Town Hall, Post Office and on the Town Website.

Ms. Petersen is asking for variance so that she can place a carport on her property to protect her vehicle and allow for safe walking to her house. The location of her carport would encroach on the 25' setback from Matthews Lane by more than half the distance from the road. The measurements provided were not exact and the board felt that more information was needed in order to make the proper decision on this matter.

They also asked if it was possible to make the carport smaller and locate it closer to the house than what was provided to bring this further away from Mathews Lane. Don Musial said he would help Ms. Petersen locate the property boundary markers.

Then Roger LaFontaine made a motion to continue the application until more details could be supplied. The motion was seconded by Curtis Mooney and the vote unanimously was in the affirmative.

Other Business:

The Clerk brought up that the cost of mailing the certified mail has increased and suggested that the mailing cost be changed to \$5.00. Doug McQuilkin made a motion to increase the mailing cost to \$5.00, seconded by Derry Riddle. The motion passed with everyone voting in favor.

It was mentioned at the last meeting if building permits were needed for driveways. Doug McQuilkin checked with the Select Board and they confirmed that a separate permit is not required.

Adjournment:

There being no other business, Roger LaFontaine made a motion, seconded by Doug McQuilkin, to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 6:41 p.m.

Respectfully submitted,

Carol Bears, Clerk