

ZONING BOARD OF ADJUSTMENT

Meeting Minutes

Recorded by Janice Pack

June 26, 2023

The Planning Board invited the Zoning Board to join them at their meeting to discuss possible ordinance changes that could be presented at 2024 Town Meeting.

Members Present: Gil Morris, Jarvis Adams, Sheldon Pennoyer

Members also Present: George Rainier and Select Board Rep Tom Bascom who sit on the Planning Board as well as the ZBA

The Boards discussed Accessory Dwelling Units (ADUs), agreeing that they shouldn't have to be attached. They noted that we currently have a minimum size, but not a maximum. The State has a 700 square foot recommendation in their definition. Sheldon's opinion was that an ADU's size should allow for more than one bedroom. It should be allowed as a rental, and not attached. It should allow for ADA compliance, and we should look at USABLE square footage. His optimal size would be 1,600 square feet. He offered to compile a draft of ordinance requirements which the ZBA could review and then forward to the Planning Board.

The Boards also discussed Food Trucks. Currently the ordinance for Food Service Facilities requires a restroom within the building, provisions for washing utensils, with waste water discharging directly into an approved in ground sewage disposal system, and a water supply adequate for both the washing facilities and restroom(s).

The Planning Board will check to see what other towns are doing, including Milford and Hillsboro. They will also check with SWRPC. Various things were brought up, such as hours of operation, where and how long a food truck could be parked, and the Planning Board said a Site Plan Review could cover these questions and more.

The ZBA left the Planning Board's meeting and convened downstairs to review an application. They scheduled a Site Walk for July 19th at 6:30 PM if the applicant complies with furnishing a list of abutters and completing his application. They will then meet back at the Town Offices and if the application is accepted as complete, will move right into the Public Hearing for a Variance.