

Zoning Board of Adjustment

June 14, 2022

Members: Mike Hern, John Colony, Jim Keefe, Rick Quintal, Amy Venezia

Guests: Jordan Applewhite, Wendy Cole, Sandra Coffin-White

Chairman Mike Hern called the meeting to order at 5:30PM on Tuesday, June 14, 2022.

The minutes of the November 2, 2021 meeting were moved to be approved and accepted. PASSED UNANIMOUSLY

John Colony nominated Mike Hern for Chairman of the Board, seconded by Jim Keefe. PASSED UNANIMOUSLY

Mike Hern nominated Jim Keefe for Vice Chairman of the Board, seconded by John Colony. PASSED UNANIMOUSLY

The Board appointed Sarah Pinney, Amy Venezia and Jordan Applewhite as alternates to the Board.

Wendy Cole

Special Exception – Event Venue

- Wendy Cole presented the plan for an event venue on her property at 24 Coffin Lane to the Board. She explained and pointed out the parking areas to the Board and it was noted that there is ample parking. Chairman Hern explained to Wendy that she would need to contact the Planning Board and have a site plan review done if this special exception was granted. Wendy explained that once the tent is in place for the event she contacts Fire Chief Alan Clark for a walk through. She explained that usually the events are approximately 75 people but it can accommodate up to 150.

The Board reviewed the plans and reviewed the following criteria:

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| 1. Is the use ordinarily prohibited? | No |
| 2. Is the use allowed by special exception? | Yes |
| 3. Are conditions met? | Yes |

The special exception shall not adversely affect:

- The character of the area in which the proposed use will be placed
- The highway and sidewalks or use thereof located in the area
- Town services and facilities

On a motion made by Mike Hern, seconded by Jim Keefe the special exception was moved to be approved and accepted. PASSED UNANIMOUSLY

With no more business, the meeting was adjourned.

Submitted by: Amy Venezia

Secretary to the ZBA