

Town of Milford
Zoning Board of Adjustment
October 15, 2020
Case 2020-24
San-Ken Homes Inc.
Variance

Present: Jason Plourde, Chair
Rob Costantino, Vice Chair
Karin Lagro (Alternate)
Tracy Steel
Michael Thornton (arrived 7:10)
Lincoln Daley, Director of Community Development

Absent: Wade Campbell
Paul Dargie, BOS Representative
Joan Dargie (Alternate)

Chairman Plourde welcomed everyone and declared a State of Emergency as a result of the COVID-19 pandemic and in accordance with the Governor’s Emergency Order #12 pursuant to Executive Order 2020-04, the Board of Adjustment is authorized to meet electronically. This meeting is held in accordance with the applicable New Hampshire State statutes, Town of Milford ordinances, and the Zoning Board of Adjustment Rules of Procedure. He stated that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor’s Emergency Order. However, in accordance with the Emergency Order, he confirmed that the Board is:

- a) Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means.
- b) Providing public notice of the necessary information for accessing the meeting.
- c) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access.
- d) Adjourning the meeting if the public is unable to access the meeting.

Chairman Plourde stated that all votes that are taken during this meeting must be done by Roll Call vote. He started the meeting by taking roll call attendance. He asked each member to state their name and state whether there was anyone in the room with them during this meeting, which is required under the Right-to-Know law. Roll Call Attendance: Jason Plourde alone in the Community Development conference room at Town Hall adjacent to Lincoln Daley’s office; Rob Costantino at home with Chris Costantino in the office; T. Steel at home alone; K. Lagro at home alone, M. Thornton at home alone and J. Plourde in the Community Development Conference room at Town Hall alone. In the absence of W. Campbell, J. Plourde asked that K. Lagro be seated as a regular member for tonight’s meeting. K. Lagro agreed. A poll was taken: J. Plourde yes; R. Costantino yes; T. Steel yes, M. Thornton yes.

Chairman Plourde continued by stating that there were four cases to be heard tonight. He then proceeded to summarize the hearing process, rules, and procedures for Board Members, applicants and the general public. J. Plourde asked members if they are in agreement to not review minutes this evening. A poll was taken: R. Costantino yes; M. Thornton yes; T. Steel yes; K. Lagro yes; J. Plourde yes. J. Plourde asked all in attendance to mute themselves unless speaking.

Case 2020-24

MINUTES OF THE ZBA MEETING OCTOBER 15, 2020 VARIANCE CASE #2020-24 SAN-KEN HOMES - VIA ZOOM

1 San-Ken Homes, Inc. for the property located at Milford Tax 30, Lot 19 is seeking a VARIANCE from the
2 Milford Zoning Ordinance, Article V, Section 5.02.4.A to permit the construction of a 7 unit condominium
3 development and related site improvements on a lot of record with less than the minimum required frontage
4 (100') on a principle route of access on a Class V road or better in the Residential 'A' Zoning District.

5
6 The applicant, Kenny Lehtonen, requested that Cases 2020-24 and 2020-25 be continued to the November
7 5, 2020 ZBA meeting. R. Costantino moved to continue Case 2020-24 to November 5, 2020. T. Steel
8 seconded. A poll was taken: R. Costantino yes; T. Steel yes; M. Thornton yes; K. Lagro yes; J. Plourde
9 yes.

10 Deliberations: There were no deliberations this evening.

11
12 Voting: There was no voting this evening.

13
14
15 Motion to Approve: _____

16
17 Seconded: _____

18
19 Signed: _____

20
21 Date: _____

22
23 **THE MINUTES OF CASE 2020-24 DATED 10/15/2020 WERE APPROVED _____**

Town of Milford
Zoning Board of Adjustment
October 15, 2020
Case 2020-25
San-Ken Homes Inc.
Variance

Present: Jason Plourde, Chair
Rob Costantino, Vice Chair
Karin Lagro (Alternate)
Tracy Steel
Michael Thornton (arrived 7:10)
Lincoln Daley, Director of Community Development

Absent: Wade Campbell
Paul Dargie, BOS Representative
Joan Dargie (Alternate)

Chairman Plourde welcomed everyone and declared a State of Emergency as a result of the COVID-19 pandemic and in accordance with the Governor’s Emergency Order #12 pursuant to Executive Order 2020-04, the Board of Adjustment is authorized to meet electronically. This meeting is held in accordance with the applicable New Hampshire State statutes, Town of Milford ordinances, and the Zoning Board of Adjustment Rules of Procedure. He stated that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor’s Emergency Order. However, in accordance with the Emergency Order, he confirmed that the Board is:

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Chairman Plourde stated that all votes that are taken during this meeting must be done by Roll Call vote. He started the meeting by taking roll call attendance. He asked each member to state their name and state whether there was anyone in the room with them during this meeting, which is required under the Right-to-Know law. Roll Call Attendance: Jason Plourde alone in the Community Development conference room at Town Hall adjacent to Lincoln Daley’s office; Rob Costantino at home with Chris Costantino in the office; T. Steel at home alone; K. Lagro at home alone, M. Thornton at home alone and J. Plourde in the Community Development Conference room at Town Hall alone. In the absence of W. Campbell, J. Plourde asked that K. Lagro be seated as a regular member for tonight’s meeting. K. Lagro agreed. A poll was taken: J. Plourde yes; R. Costantino yes; T. Steel yes, M. Thornton yes.

Chairman Plourde continued by stating that there were four cases to be heard tonight. He then proceeded to summarize the hearing process, rules, and procedures for Board Members, applicants and the general public. J. Plourde asked members if they are in agreement to not review minutes this evening. A poll was taken: R. Costantino yes; M. Thornton yes; T. Steel yes; K. Lagro yes; J. Plourde yes. J. Plourde asked all in attendance to mute themselves unless speaking.

Case 2020-25

MINUTES OF THE ZBA MEETING OCTOBER 15, 2020 VARIANCE CASE #2020-25 SAN-KEN HOMES - VIA ZOOM

1 San-Ken Homes, Inc. for the property located at Milford Tax 30, Lot 19 is seeking a VARIANCE from the
2 Milford Zoning Ordinance, Article V, Sections 5.02.1 and 5.02.3 to permit the construction of a 7 unit
3 condominium multi-family development on a property within the Residential 'A' District.

4
5 The applicant, Kenny Lehtonen, requested that Cases 2020-24 and 2020-25 be continued to the November
6 5, 2020 ZBA meeting. R. Costantino moved to continue Case 2020-25 to November 5, 2020. T. Steel
7 seconded. A poll was taken: R. Costantino yes; T. Steel yes; M. Thornton yes; K. Lagro yes; J. Plourde
8 yes.

9 Deliberations: There were no deliberations this evening.

10
11 Voting: There was no voting this evening.

12
13
14 Motion to Approve: _____

15
16 Seconded: _____

17
18 Signed: _____

19
20 Date: _____

21
22 **THE MINUTES OF CASE 2020-25 DATED 10/15/2020 WERE APPROVED _____**

Town of Milford
Zoning Board of Adjustment
October 15, 2020
Case 2020-26
MVC EYE CARE (ASRT LLC)
Variance

- 9 **Present:** Jason Plourde, Chair
10 Rob Costantino, Vice Chair
11 Tracy Steel
12 Michael Thornton
13 Karin Lagro
14 Lincoln Daley, Director of Community Development
15 Darlene Bouffard, Recording Secretary
- 17 **Excused:** Wade Campbell
18 Joan Dargie (Alternate)
19 Paul Dargie, BOS Representative

22 Chairman Plourde welcomed everyone and declared a State of Emergency as a result of the COVID-19
23 pandemic and in accordance with the Governor’s Emergency Order #12 pursuant to Executive Order 2020-
24 04, the Board of Adjustment is authorized to meet electronically. This meeting is held in accordance with
25 the applicable New Hampshire State statutes, Town of Milford ordinances, and the Zoning Board of Ad-
26 justment Rules of Procedure. He stated that there is no physical location to observe and listen contempora-
27 neously to this meeting, which was authorized pursuant to the Governor’s Emergency Order. However, in
28 accordance with the Emergency Order, he confirmed that the Board is:

- 29 a) Providing public access to the meeting by telephone, with additional access possibilities by video or
30 other electronic means.
- 31 b) Providing public notice of the necessary information for accessing the meeting.
- 32 c) Providing a mechanism for the public to alert the public body during the meeting if there are prob-
33 lems with access.
- 34 d) Adjourning the meeting if the public is unable to access the meeting.

37 Chairman Plourde continued by stating that there were four cases to be heard tonight. He then proceeded
38 to summarize the hearing process, rules, and procedures for Board Members, applicants and the general
39 public. J. Plourde asked members if they are in agreement to not review minutes this evening. A poll was
40 taken: R. Costantino yes; M. Thornton yes; T. Steel yes; K. Lagro yes; J. Plourde yes. J. Plourde asked all
41 in attendance to mute themselves unless speaking.

43 Chairman Plourde stated that all votes that are taken during this meeting must be done by Roll Call vote.
44 He started the meeting by taking roll call attendance. He asked each member to state their name and state
45 whether there was anyone in the room with them during this meeting, which is required under the Right-to-
46 Know law: Rob Costantino at home alone; Tracy Steel at home alone; Karin Lagro at home alone,
47 Mike Thornton at home alone; Jason Plourde in the Community Development office at Town Hall
48 in a room adjacent to Lincoln Daley’s office. .

50 **Case #2020-26**

51 Classic Signs Inc. and ASRT, LLC for the property located at 583 Nashua Street, Milford Tax
52 Map 44, Lot 11 is seeking a Variance from the Milford Zoning Ordinance, Article VII, Sections

MINUTES OF THE MILFORD ZBA OCTOBER 15, 2020, VARIANCE CASE #2020-26 MVC EYE CARE

1 7.06.9.E.1.e.iii and iv to construct an 87 square foot free standing sign with a total height of 18.5
2 feet on the subject property located in the Commercial Zoning District.

3
4 J. Plourde stepped down from the Board for this application. R. Costantino stepped up as Chair-
5 man for this case. R. Costantino asked about the Ponemah Hill Road case that was continued. J.
6 Plourde explained that case was also continued to November 5, 2020. R. Costantino asked who
7 is representing the applicant for this discussion. Cliff Conti from Classic Signs stated he is repre-
8 senting the applicant. L. Daley set up the screen sharing for the meeting. C. Conti described the
9 plan to add to the existing sign, a small amount of height will be added to the structure to help Dr.
10 Chauvette promote his MVC business. This is a medical and retail office on this property; C.
11 Conti reviewed the criteria and he noted this has little impact to the area and will provide fewer
12 signs for this site. Many options were looked at but combining the signs was decided upon.
13 Street visibility is important for this building. C. Conti asked for questions from the Board. R.
14 Costantino said this would combine signs but he asked if two separate signs are allowed? R. Cos-
15 tantino asked if signs are supposed to be combined? C. Conti responded that he went with an off
16 premise sign, when talking with Cumberland Farms and the owner of the property, they agreed a
17 combined sign would be the best option. L. Daley said it is one monument sign that is shared by
18 multiple businesses. R. Costantino asked if multiple signs are allowed? L. Daley responded only
19 one monument sign is allowed. The off premises sign is allowed but the idea is to work with
20 Cumberland Farms to combine the signs because MVC does not have frontage. R. Costantino
21 understands that it has to be combined with the existing sign.

22
23 M. Thornton said it is a compromise to have their sign seen by the people driving by. M.
24 Thornton asked if the Cumberland sign and MVC sign grossly exceed the sign regulation? L. Da-
25 ley responded they are asking for 12 sf of additional area, the maximum size is 75 sf, this is an en-
26 largement of the size, they will add 3.5' additional feet of height. K. Lagro indicated the visuals
27 are effective and the description was thorough. R. Costantino said these signs are more for con-
28 firmation, the Shaws plaza sign has many signs on it. C. Conti said we want to make it easier for
29 customers to find MVC. T. Steel said the presentation was thorough and explained why they
30 want to add to the existing sign.

31
32 R. Costantino said the size of the sign does not seem appropriate. The signs in the other plaza are
33 only 12', this is large compared to others. The Shaws plaza sign is right there and identifies the
34 whole property. C. Conti explained this is not for one of the tenants, it is for the back lot, and
35 they need to have a decent sized sign since it is for a whole lot not just a tenant. L. Daley asked
36 for Cliff to explain other signs in the corridor regarding comparables. C. Conti said the MVC
37 logo has been reconfigured to make it similar to the other signs. R. Costantino said this is much
38 larger than the other signs in the area, it looks like it could be smaller. M. Thornton asked what is
39 the maximum sized sign that would be permitted? C. Conti answered 75 square feet; and noted
40 on a lot of corporate signs there is a lot of white space.

41
42 L. Daley indicated the sign is part of the original site plan and this was the theme of the site, the
43 columns are not part of the square footage. R. Costantino said it takes up room when looking for
44 a sign. L. Daley said the ZBA should focus on the sign, not the columns. T. Steel asked about the
45 directional signs and who regulates those? C. Conti said that is through the State and has certain
46 requirements. K. Lagro said this sign does not bother her, the building is so far back, you cannot
47 see any other identification of the business because the building cannot be seen, this is a small in-

MINUTES OF THE MILFORD ZBA OCTOBER 15, 2020, VARIANCE CASE #2020-26 MVC EYE CARE

1 crease to the sign. L. Daley said we try to reduce clutter on our main corridors, but this building
2 has no frontage and no visibility and to share a sign that exists reduces sign clutter. Having one
3 building sign is what Milford strives to do. K. Lagro added that the sign there now does not
4 block any visibility. By not lowering the sign it will not affect the visibility. It seems thoughtfully
5 designed. R. Costantino would like it to be shorter and narrower. T. Steel asked if would be a
6 hardship that the sign cannot be put on the property because there is already one on it? C. Conti
7 said this is critical to the developer of this lot because they do not have visibility from Route
8 101A. T. Steel said at the Shaws plaza they have frontage and you can see the names of each
9 business when driving by, but this lot is behind other buildings.

10
11 Seeing no further ZBA comments, J. Costantino opened the meeting to the public. J. Plourde,
12 Woodhawk Drive, explained when the previous sign was before the ZBA, he voted against it, but
13 this is a different case. The MVC building is hidden in the back behind Cumberland Farms, they
14 used the granite theme for the site lines when designing the sign. J. Plourde does not have an is-
15 sue with this. Please consider the criteria, this will not be much different than what is there now,
16 this is a totally different situation than the Shaws plaza and this is two different owners working
17 together. Another point made by J. Plourde was there is a “No Turn on Red” sign at the traffic
18 light at Cumberland Farms; there should be another sign on the “arm” of the light. There were no
19 other public comments. R. Costantino closed the public portion of the meeting.

20
21 R. Costantino asked if there is anything else from the applicant before deliberations? C. Conti in-
22 dicated he has worked for months on this and has been working with Cumberland Farms and we
23 were able to come up with a solution that works for everyone and for the business that has no
24 frontage.

25
26 DELIBERATIONS:

27
28 1-K. Lagro indicated the two parties have come up with this solution that is in the best public in-
29 terest and it meets the signage requirements for the new lot and sight lines are not impacted; M.
30 Thornton has been driving behind people that are looking for a business trying to read the small
31 signs and it is not fun; T. Steel agrees with K. Lagro that it will not affect sight lines, the sign is
32 set back from the intersection and cars have a clear sight line at the intersection; R. Costantino
33 appreciates the comments about sight lines and is trying to keep the spirit of the ordinance.

34 2-R. Costantino said the spirit of the ordinance is maintained; T. Steel agreed, making it taller will
35 not affect the sight lines; M. Thornton agreed the spirit of the ordinance is maintained; K. Lagro
36 said the ordinance wants to avoid too many signs or too large of a sign but this is two parcels
37 using one sign.

38 3-M. Thornton indicated this compromise allows substantial justice to be served; K. Lagro said no
39 solution would bring any other conclusion; T. Steel said there cannot be another sign on the par-
40 cel so the compromise allows substantial justice to be served; R. Costantino agrees and there
41 would be no gain for the public by denying this application

42 4-K. Lagro said this is a small increase in the size of the sign, this will not diminish the value at all;
43 M. Thornton agrees this will not affect the value; T. Steel said this is a commercial retail area of
44 town, this is appropriate and uses what exists; R. Costantino said this would not affect the value
45 of surrounding properties.

46 5-T. Steel said this is a hardship because there is no frontage; M. Thornton agreed; K. Lagro said
47 there is hardship because of lack of frontage because of the area it is in, there is no availability to

MINUTES OF THE MILFORD ZBA OCTOBER 15, 2020, VARIANCE CASE #2020-26 MVC EYE CARE

1 have off site signage; R. Costantino thinks they are trying to fit the sign in an existing monument
2 sign but it does not affect safety.

3

4 VOTING:

5 1-T. Steel yes; K. Lagro yes; M. Thornton yes; R. Costantino yes.

6 2- M. Thornton yes; R. Costantino yes; T. Steel yes; K. Lagro yes.

7 3- T. Steel yes; K. Lagro yes; M. Thornton yes; R. Costantino yes

8 4- M. Thornton yes; R. Costantino yes; T. Steel yes; K. Lagro yes.

9 5-K. Lagro yes; T. Steel yes; M. Thornton yes; R. Costantino yes.

10

11 T. Steel moved to approve Case 2020-26. K. Lagro seconded. A poll was taken: K. Lagro yes;

12 T. Steel yes; M. Thornton yes; R. Costantino yes.

13

14 R. Costantino stated Case 2020-26 has been approved, there is a 30-day appeal period which is
15 November 15, 2020.

16

17 Motion to Approve: _____

18

19 Seconded: _____

20

21 Signed: _____

22

23 Date: _____

24

25 **THE MINUTES OF 2020-26 ON 10/15/2020 WERE APPROVED _____**

**Town of Milford
Zoning Board of Adjustment
October 15, 2020**

Case 2020-27
Robert Kokko / Patch Hill Development LLC
Variance

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8
9 **Present:** Jason Plourde, Chair
10 Rob Costantino, Vice Chair
11 Tracy Steel
12 Michael Thornton
13 Karin Lagro
14 Lincoln Daley, Director of Community Development
15 Darlene Bouffard, Recording Secretary
16
17 **Excused:** Wade Campbell
18 Joan Dargie (Alternate)
19 Paul Dargie, BOS Representative
20
21

22 Chairman Plourde welcomed everyone and declared a State of Emergency as a result of the COVID-19
23 pandemic and in accordance with the Governor’s Emergency Order #12 pursuant to Executive Order 2020-
24 04, the Board of Adjustment is authorized to meet electronically. This meeting is held in accordance with
25 the applicable New Hampshire State statutes, Town of Milford ordinances, and the Zoning Board of Ad-
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27 neously to this meeting, which was authorized pursuant to the Governor’s Emergency Order. However, in
28 accordance with the Emergency Order, he confirmed that the Board is:

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30 other electronic means.
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33 lems with access.
34 d) Adjourning the meeting if the public is unable to access the meeting.
35
36

37 Chairman Plourde continued by stating that there were four cases to be heard tonight. He then proceeded
38 to summarize the hearing process, rules, and procedures for Board Members, applicants and the general
39 public. J. Plourde asked members if they are in agreement to not review minutes this evening. A poll was
40 taken: R. Costantino yes; M. Thornton yes; T. Steel yes; K. Lagro yes; J. Plourde yes. J. Plourde asked all
41 in attendance to mute themselves unless speaking.
42

43 Chairman Plourde stated that all votes that are taken during this meeting must be done by Roll Call vote.
44 He started the meeting by taking roll call attendance. He asked each member to state their name and state
45 whether there was anyone in the room with them during this meeting, which is required under the Right-to-
46 Know law: Rob Costantino at home alone; Tracy Steel at home alone; Karin Lagro at home alone,
47 Mike Thornton at home alone; Jason Plourde in the Community Development office at Town Hall
48 in a room adjacent to Lincoln Daley’s office. .
49

50 **Case #2020-27**

51 Robert Kokko and Patch Hill Development LLC for the property located at Milford Tax 9, Lot 2
52 is seeking a Variance from Milford Zoning Ordinance, Article V, Section 5.02.4.B to permit the

**MINUTES OF THE MILFORD ZBA OCTOBER 15, 2020, VARIANCE - CASE
#2020-27 ROBERT KOKKO / PATCH HIL DEVELOPMENT LLC**

1 construction of a single-family residence and related site improvements on a lot of record with less
2 than the minimum required frontage (150') on a principle route of access on a Class V road or
3 better in the Residential "A" Zoning District.

4
5 Chairman Plourde asked who is representing the applicant. Bob Kokko indicated that he is the
6 applicant and will be presenting this evening. B. Kokko explained this is a ten acre lot that he
7 cannot get to, there is an easement to get to the parcel; he needs a variance because there is not
8 150' of frontage. He needs the variance for a lot with no frontage to use the easement in order to
9 build a house. L. Daley asked Mr. Kokko to provide a history of the property and how the ease-
10 ment came about the terms of the easement.

11
12 B. Kokko indicated the original intent was to extend Summer Street but it is very steep so that
13 never happened and the easement was provided when the land was subdivided and the Milford
14 and Amherst property lines were moved many years ago and the lots on Summer Street were
15 moved towards the Milford side. The easement was put into a deed when that sliver of land was
16 re-negotiated between the cell towers.

17
18 R. Costantino asked if the house is to be built on the top of this lot? B. Kokko said that is the in-
19 tent. J. Plourde said the driveway design has to be less than 10% and there are steep grades on
20 this lot. B. Kokko said he understands that and Meridian has done a conceptual driveway so he
21 knows it can be done. R. Costantino asked if this is just off the Patch Hill Trail? B. Kokko has
22 never heard anything about that. R. Costantino said there is a trail ahead just off Chase Lane. J.
23 Plourde said we do not know where the trail is in reference to this property. M. Thornton said
24 there is a concern of the location of the trail. R. Costantino said it is right around this area. M.
25 Thornton said if the owner is willing to allow a trail on private property, that might be a consider-
26 ation. J. Plourde said these are good questions. L. Daley said there is a trail that goes parallel
27 with the property line over into Amherst. J. Plourde asked if we can get written documentation
28 about the easement for the ZBA file? B. Kokko said he provided that with his application. J.
29 Plourde asked that the easement information from M. Foisie dated 10/14/2 be marked as "Exhibit
30 A" for the file.

31
32 L. Daley asked how Mr. Kokko anticipates that easement being finalized? B. Kokko said the next
33 step is to go to the BOS for approval and then he goes forward to get the easement in place. L.
34 Daley said if the ZBA supports the variance, it then must go to the Planning Board for an advisory
35 opinion for the BOS for approval in order for a Building Permit to be issued. B. Kokko would
36 need to submit the easement documentation before he can build on the lot. That would not be a
37 condition for tonight but he would need to get that easement to the town for our records. J.
38 Plourde asked if the Planning Board is involved? L. Daley said the Planning Board is only in-
39 volved for advisement to the Board of Selectmen for the issuance of a Building Permit, the review
40 for driveway would be reviewed by both Community Development and DPW. J. Plourde asked if
41 the ZBA would need to have any condition for the easement or for the grade of the driveway? L.
42 Daley responded yes, a driveway plan was brought tonight to at least have a conceptual review by
43 the ZBA so that B. Kokko can go forward with the other steps involved. L. Daley said the appli-
44 cant has provided information to support the agreement that is in place in the zone regarding an
45 easement as part of a subdivision plan and a draft of a conceptual driveway. M. Thornton said
46 that answers his question.

MINUTES OF THE MILFORD ZBA OCTOBER 15, 2020, VARIANCE - CASE #2020-27 ROBERT KOKKO / PATCH HIL DEVELOPMENT LLC

1 Seeing no further questions or comments from the ZBA, J. Plourde opened the meeting to the
2 public for comments or questions. J. Plourde indicated for the public to please press *9 if you
3 would like to speak. Seeing no people waiting in the waiting room, J. Plourde closed the public
4 portion of the meeting and the ZBA will now enter deliberations.

5
6 DELIBERATIONS:

7
8 1-R. Costantino said there are no safety issues and will not affect neighbors; T. Steel agreed; M.
9 Thornton agreed; K. Lagro agreed; J. Plourde said this is in alignment with public interest.

10 2-T. Steel said yes, this will not affect anything; M. Thornton said there is nothing there so there
11 is nothing to affect and would not be objectionable; R. Costantino yes; J. Plourde said the access
12 has been set up in the past with an easement.

13 3-M. Thornton has no issues.

14 4-R. Costantino this is a very wooded area; M. Thornton said the end result will be to build a
15 large home on a ten acre parcel which would not diminish the property values

16 5-R. Costantino said the hardship is the lack of frontage and there is no other reasonable use if he
17 cannot have the variance; T. Steel indicated the variance is needed in order to develop the proper-
18 ty; M. Thornton said without the variance it would be a hardship; K. Lagro said there is no front-
19 age, the property could never be used without a variance, to which J. Plourde agreed.

20
21 VOTING:

22 1-T. Steel yes; K. Lagro yes; M. Thornton yes; R. Costantino yes, J. Plourde yes.

23 2- M. Thornton yes; R. Costantino yes; T. Steel yes; K. Lagro yes; J. Plourde yes.

24 3- T. Steel yes; K. Lagro yes; M. Thornton yes; R. Costantino yes; J. Plourde yes.

25 4- M. Thornton yes; R. Costantino yes; T. Steel yes; K. Lagro yes; J. Plourde yes.

26 5-K. Lagro yes; T. Steel yes; M. Thornton yes; R. Costantino yes; J. Plourde yes.

27
28 M. Thornton moved to approve Case 2020-27. R. Costantino seconded. A poll was taken: K.
29 Lagro yes; T. Steel yes; M. Thornton yes; R. Costantino yes; J. Plourde yes.

30
31 J. Plourde stated Case 2020-27 has been approved, there is a 30-day appeal period which is No-
32 vember 15, 2020.

33
34 T. Steel moved to adjourn at 9:34 p.m. R. Costantino seconded. A poll was taken: T. Steel yes;
35 R. Costantino yes; M. Thornton yes; K. Lagro yes; J. Plourde yes.

36
37 Motion to Approve: _____

38
39 Seconded: _____

40
41 Signed: _____

42
43 Date: _____

44
45 **THE MINUTES OF 2020-27 ON 10/15/2020 WERE APPROVED** _____