



BOARD OF APPEALS MEETING MINUTES

Wednesday February 14, 2018

Town Hall Meeting Room

6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

Russell Gagner; Ron Vigue; John Campbell; Diane Morrill; Ken Poirier

Alternate Members Present:

Pat Boisvert

Staff Members Present:

Joe Rousselle, Code Enforcement Office

Approval of Minutes

- November 1, 2017

Motion: Ron Vigue motioned to approve the minutes as presented.

Second: Diane Morrill

VOTED – 4-0 in favor

Motion Passed

In favor: Ron Vigue; John Campbell; Diane Morrill; Ken Poirier

Opposed: None

Abstain: Russell Gagner

Public Hearing

- Mistee Boyd requests a variance on minimum lot size in the Commercial/Industrial Zone. 8 Wilson Street (U4-140-1) to allow mixed-use in the Commercial/Industrial Zone.

Mistee Boyd said she is seeking a variance because her property is 12,600 ft². Joe Rousselle said that Ms. Boyd came to the office to inquire about her project, upon first review it was determined that it would be allowed. Upon further review it was discovered that a mixed-use designation is appropriate for the project and thus the square footage requirement was discovered.

Ms. Boyd said that the building is ready to go, but received a call from Kathy Connor that there was a shortage in square footage.

Ron Vigue pointed out that 8 Wilson Street is right next to the Village Overlay District.

Motion: Ron Vigue motioned to grant the variance.

Second: Ken Poirier

Pat Boisvert said that this is something that the Town wants in town.

VOTED – 5-0 in favor

Motion Passed

In favor: Russell Gagner; Ron Vigue; John Campbell; Diane Morrill; Ken Poirier

Opposed: None

Abstain: None

- Robert Paige requests a variance on minimum lot size in the Rural Commercial/Industrial Zone. 513 Portland Street (R72-5) to convert office rentals to apartments.

Jean Kovacs the listing agent said she has been working with Robert and Gail Paige for a couple of years on the property. Ms. Kovacs said that the property would help to attract young people to the State. Ms. Kovacs said that the potential buyer Rebecca Lapierre is the only person who has come to Ms. Kovacs with a plan to bring life back to the property.

Rebecca Lapierre said on the top level of the building, she would convert the offices to apartments.

Russell Gagner said that for every dwelling unit, it needs significant square footage. Mr. Gagner said it is not clear to him on what the variance is being granted for. Ron Vigue agreed. Mr. Gagner said that there are multiple options that were proposed, so he was not sure what variance would be granted.

Ron Vigue said it needs to be specific because it will be recorded on the Registry of Deeds.

Russell Gagner said that he feels the application is not complete. Mr. Gagner requested a plan which shows how many units are going in, and that the board needs to understand what the variance is to be granted

Mark Pendergast said that he is an abutter to the property and that his well services the applicant's building, and that the well cannot support the residential use.

Russell Gagner said that the well is not under the purview of the Board of Appeals.

Adjournment

Motion: Ron Vigue motioned to adjourn

Second: Diane Morrill

VOTED – 5-0 in favor

Motion Passed

In favor: Russell Gagner; Ron Vigue; John Campbell; Diane Morrill; Ken Poirier

Opposed: None

Abstain: None