



Town of Hebron

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ZONING BOARD OF ADJUSTMENT

Minutes of Public Hearing by Video Conferencing

Tuesday, August 24, 2021

Members Present: Douglas McQuilkin (Chair), Curtis Mooney (Vice Chair); Alison York (Member); Mark Coulson (Alternate); David Hardy (Alternate); and Carol Bears (Clerk)

Members Absent: Derry Riddle (Member); Roger LaFontaine (Member)

Others Attending: Peter Apicelli

Time Convened: 1:10 p.m. **Time Adjourned:** 1:23 p.m.

Next Meeting: TBD

Agenda:

1. Discuss and approve the minutes of previous meetings and other administrative matters
2. Continuance of the application for a variance under Article IV, Section H.1 of the Hebron Zoning Ordinance by Peter Apicelli for construction of a storage shed on the property located at 43 Cooper Road (Tax Map 8, Lot BS-1) (Case No. 286)
3. Any other business that may come before the Board

Call to Order:

Doug McQuilkin called the meeting to order at 1:10 p.m. The first order of business was to make both Mark Coulson and David Hardy members for the purpose of voting in absence of two members of the board.

Minutes and Other Administrative Matters:

The minutes of the August 10, 2021 were reviewed. With no comments Curtis Mooney moved to approve the minutes. The motion was seconded by Alison York with everyone voting in favor.

Hearing:

Case #286

Discussion continued on the Application for Variance for a 20'x20' shed located on 43 Cooper Road (Tax Map 8 Lot BS-1). At the meeting on August 10, 2021, it was suggested that Mr. Apicelli make the shed 15'x15' instead of 20'x20'. Mr. Apicelli indicated after checking his lot, he was okay with changing the size and it would give him enough room for his storage needs. He also indicated that the door to the shed would be in the back facing the stream on his property and the open section for the wood would be in the front.

The Board thoroughly reviewed the five criteria for a variance and unanimously concurred that all were fully satisfied. The Board found that the variance was not contrary to public interest as all

abutters were properly notified of the hearing and those responded were in favor of granting the variance. The Board also believes the spirit of the Variance is observed since the property is odd shaped. The Board believes that justice would be done by allowing for equipment storage on the property. The Board felt that the surrounding property values would not be negatively impacted. The Board also felt that literal enforcement of the provision of the ordinance would result in unnecessary hardship to the applicant as there is virtually no other solution to his storage needs.

A motion was made by Curtis Mooney to grant the variance for a 15'X15' wood cold storage shed with one half used for storage of fire wood and the other half used to store equipment to be no closer than 30 feet of Cooper Road. The motion was seconded by Alison York. The vote was in the affirmative with everyone voting in favor of the variance. A building permit will be obtained with a revised survey to be included with the application.

Mr. McQuilkin reminded the applicants that anyone could challenge the ruling within 30 days of the Notice of Decision.

Other Business:

Adjournment:

There being no other business, David Hardy made a motion, seconded by Mark Coulson, to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 1:23 p.m.

Respectfully submitted,

Carol Bears, Clerk