

## ZBA Meeting May 22, 2017 7:00 PM

ZBA Members - Richard McClain, Michael Socks, Amy Hornblas, Charles Marian

ZA - Karen Deasy

Peter and Jessica Lloyd, Peter Giroux

1. Review agenda
2. Public comment
3. Conditional use application 254 Lloyd Plumbing and Heating
  - a. Open Hearing – advise all parties that all questions are to be directed to the board and the Chair will recognize you prior to having the floor.
  - b. Swear in those who wish to speak on application- **attendants sworn in**
  - c. Peter Lloyd speak on application

Peter Lloyd - Built house on property 8 years ago it was intended as a garage on main level with an apartment on the second level, intended to build a larger house down the road. He is currently living on both floors with a garage. The plan is to move his residence short term converting main level into garage storage and offices on the upper level. He will possibly be relocating his residence short term. He may complete the initial plan and build his house on site as initially proposed. The septic is designed for a four bedroom house, the existing lighting will not be changing. He will be adding 6 parking spaces along the driveway, (refer to plan) Storage units are temporary. An additional garage door will be added on the lower level for storage access. He will be adding a sign 4x8 out front either ground or building mounted.

Ricky – question on number of employees

Peter Lloyd – 10 full time employees. There are 4 people in the office and the majority work in the field stopping by the office in the morning to pick up materials. They do offer 24 hour emergency service so an occasional vehicle stops in after hours for supplies and materials. Deliveries are made daily by supplier and occasional UPS and Fedex deliveries. In the office daily is bookkeeper, scheduler himself and his brother working on estimates and running business, No shop fabrication or retail sales

Trailers are rentals, have no power he is looking to relocate them towards back of building, most of them will leave after renovating interior space. (refer to plan)

Mike - asked if plans include additional shop or storage building

Peter Lloyd, no plans currently for any additional storage or shop structures.

Ricky – Security for stored materials on site,

Peter – will be installing cameras and system, exterior lights are motion sensor controlled

Future buildings currently would need additional permit, if current site no longer can support it he may reconfigure business or relocate.

Ricky asked if there would be plans for a storefront

No retail all customer based service

Peter Giroux - recycle dumpsters and trash receptacles are clean and emptied frequently

Signage he will request a sign but has not determined size or location sign can be building or ground mounted has not decided, (*confirmed regulations allow for sign of 16 sf, or combination of signs total area not to exceed 32 sf*)

No additional questions or testimony

- d. Other comments
- e. Close testimony –

Ricky asked for a motion to close testimony and enter deliberative session. Seconded by Michael vote 4-0 in favor

- 4. Board will adjourn to deliberative session

Board exited deliberative session and voted 4-0 to approve the application with conditions, findings will be reviewed submitted within 45 days.

- 5. Other Business

June meeting there are two applications one appeal of determination by the zoning administrator for a notice of violation second (pending) for a variance for setback.

- 6. Next meeting date June 26, 2017 7:00 pm

Meeting Adjourned 8:15 pm

Submitted by Karen Deasy