

**ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING: FEBRUARY 22, 2016  
Town Hall, 41 South Main Street – 7:00 PM**

**Board Members Present:** Jeremy Eggleton, Arthur Gardiner, Carolyn Radisch (Chair), Bernie Waugh

**Staff:** Judith Brotman, Zoning Administrator

Others: See the Attendance Sheet

Carolyn Radisch, Zoning Board Chair, called the meeting to order at 7:00 p.m.

- 1. Case #02051-Z2016-03, Fern Meyers, as Agent for the Meyers Family Revocable Trust, property owner of record, is requesting a Special Exception under Article II, Tab le 204.7, pursuant to Section 206, “Special Exceptions”, to permit a bed & breakfast at 62 King Road, Tax Map 2, Lot 51, in the “RR” Rural Residence zoning district.**

Arthur Gardiner, acting clerk, read the Notice of Public Hearing.

Ms. Meyers, Agent for the Meyers Family Revocable Trust, presented the application.

Robert Snyder, Trustee for the Red Barn Trust, expressed a concern for preservation of the rural nature of the area with the possibility that an approval for this request could be seen as precedent for additional such conversions in the future.

No one else spoke in favor of or in opposition to the proposal.

The hearing on Case #Z2016-03 was closed.

- 2. Case #38052-Z2016-04, Kolin & Margaret Kepler are requesting a Special Exception under Article II, Section 210.1C, pursuant to Section 206, “Special Exceptions”, to allow the keeping of hens and goats as an accessory use at 35 East Wheelock Street, Tax Map 38, Lot 52, in the “SR-2” Single Residence zoning district.**

Arthur Gardiner, acting clerk, read the Notice of Public Hearing.

Mr. & Ms. Kepler, property owners, presented the application.

No one else spoke in favor of or in opposition to the proposal.

The hearing on Case #Z2016-04 was closed.

- 3. Continuation of Case #Z2016-01: Audra Klumb, as Agent for Kimberley Taylor, property owner of record, is requesting a Wetlands Special Exception under Article VII, Section 702, “Wetland, Waterbody, and Intermittent Stream Protection,” to permit construction of a shared driveway that will impact wetlands/waterbody and wetland/waterbody buffers. The property is located at 2 Goodfellow Road, Tax Map 12, Lot 51, in the “RR” Rural Residence zoning district**

Arthur Gardiner, Acting Clerk, read the Notice of Public Hearing.

Ms. Klumb and Dan Nash of Advanced Geomatics Design, appeared before the Board to present the updated application materials, which included a memo from the Conservation Commission.

Before proceeding with the hearing on the case, Board members discussed whether or not the application was correctly before the Board at this time, given that the project has now been filed with and received by DES as an Expedited State Application with the signature of the Conservation Commission. Under Section 702.6A, it may be possible for the project to be approved as an Administrative Permit.

On a motion by Gardiner, second by Waugh, the Board voted unanimously to continue the case to the March 24<sup>th</sup> Public Hearing, in order to allow the final proposal to be reviewed and approved by the State, and possibly approved by the Zoning Administrator as a Wetlands Administrative Permit.

- 4. ADJOURNMENT:** The meeting adjourned at 8:09 PM.

Respectfully submitted,

Judith Lee Shelnuttt Brotman,  
Zoning Administrator