

**MINUTES OF THE MEETING
LEE ZONING BOARD OF ADJUSTMENT
Wednesday, August 20, 2014
7:00 PM**

MEMBERS PRESENT: Jim Banks, Chairman; Tobin Farwell; John A. Hutton III; Philip Sanborn Jr.; Frank Reinhold, Jr. Alternate; Craig Williams, Alternate; (non-voting) Roy Wilson; (non-voting) and Peter Hoyt, Alternate (non-voting)

OTHERS PRESENT: Aaron Johnson, Allied Clearwater; Christina Deyeso, Better Homes & Garden; and Caren Rossi, Planning/Zoning Administrator.

Jim Banks, Chairman clarified for the record that the voting members will be Jim Banks; Tobin Farwell; John Hutton; Philip Sanborn & Frank Reinhold. Alternate to this will be Roy Wilson.

(ZBA1314-20)

A continued application from Three Swallow Properties LLC, agent, Ed Bannister. The applicant request a Variance to Article V, Section A, Permitted Uses to allow for a Day Care Center in an existing building This request is to the 2013 Town of Lee Zoning Ordinance. The property is known as Tax Map #11-6-0200 and is located at 5 Mast Rd.

Caren Rossi explained that Mr. Bannister sent her an email asking for an extension.

Tobin Farwell made a motion to continue the application to September 17, 2014 at 7:00PM.

John Hutton second.

Vote: all, motion granted.

(ZBA1415-04)

An application submitted by Christina Deyeso, agents for Allied Clearwater/Aaron Johnston. Property is owned by Daniel & Susan Syrek; known as Lee Tax Map #18-01-1100 and is located at 2 Kelsey Rd. The applicant requests a variance to Article V, Section -A permitted uses, to allow for a Professional Office space as well as the upstairs residential unit. The request is to the 2014 Town of Lee Zoning Ordinance.

Tobin Farwell clerked and read the application into the record.

Caren Rossi explained that in doing the research for this property, she noticed that although it has been used as a professional office in the past, the only actual approval was for the hair salon. It appears that the professional office was an expanded accessory use. For record clarification, she has sent the applicants here for the approval of the use.

Christine Deyeso, agents for the applicants explained that they have a water purification company that they would like to run out of this building. They would be the only business in the building; they would use the entire space. They would live upstairs. There will not be any changes to the structure, no additional lighting, no heavy equipment, & no weekend hours. She explained that in her application, she addressed the criteria for the request.

Aaron Johnson, Allied Clearwater explained that their hours of operation are Monday thru Friday 8 am to 5 pm. They are closed on weekends. There are only 4-6 employees in the office. They don't really sell anything to customers, just an occasional filter. Their employees typically take a van or a truck home at night. They will most likely only be 5 vehicles parked in the lot. They are a water pump & system company, they do not drill/dig wells. They don't have the big well trucks and cranes. Just vans and pickups. They don't test water, they send it out.

Jim Banks, Chairman asked where they are located now.

Aaron Johnson, Allied Clearwater answered Kingston. In the Carriage Town Plaza.

Frank Reinhold asked how many employees they have.

Aaron Johnson, Allied Clearwater stated 9 now.

Jim Banks, Chairman asked how many customers usually come by.

Aaron Johnson, Allied Clearwater replied about 3 a month. May get more if on Rt. 125.

Frank Reinhold asked if it would be store front?

Aaron Johnson, Allied Clearwater stated no, it's an office.

Jim Banks, Chairman opened the floor for public comment.

Christina Deyeso spoke in favor of the application. She felt it was a great use of the property.

Jim Banks, Chairman closed the floor for public comment at 7:15pm.

Frank Reinhold had no issues with the application.

Tobin Farwell had no issues with the application.

John Hutton had no issues with the application.

Philip Sanborn had no issues with the application.

John Hutton made a motion to approve the application submitted by Christina Deyeso, agents for Allied Clearwater/Aaron Johnston. Property is owned by Daniel & Susan Syrek; known as

Lee Tax Map #18-01-1100 and is located at 2 Kelsey Rd. The applicant requests a variance to Article V, Section -A permitted uses, to allow for a Professional Office space as well as the upstairs residential unit. The request is to the 2014 Town of Lee Zoning Ordinance.

Tobin Farwell second.

Vote: all, motion carried.

Jim Banks, Chairman explained the 30-day appeal process to the applicant.

Minutes

Draft minutes of 7/23/2014 & 7/31/2014

Tobin Farwell made a motion to approve the minutes.

John Hutton second.

Vote: all

Meeting adjourned at 7:55pm.

MINUTES TRANSCRIBED BY:

Caren Rossi, Planning & Zoning Administrator

MINUTES APPROVED BY:

Jim Banks, Chairman

Tobin Farwell

John A. Hutton III

Philip Sanborn

Craig Williams, Alternate

Frank Reinhold, Alternate

Roy Wilson, Alternate