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48 Ms. Green found several notes on the septic plans that were not relevant and needed to be
49 changed. Mr. Lavelle noted they were boiler plate notes, some the state required. He
50 would remove those that weren't relevant. He noted that the plans were reviewed by the
51 Health Inspector, but had not been sent to the state yet. The town needs to approve them
52 before they are sent off to the state.

53

54 Mr. Meisner questioned if they met the setbacks to the well for M29 L55. Mr. Lavelle
55 confirmed they did.

56

57 Mr. St. Amand questioned what existed currently for a septic system. Mr. Lavelle noted
58 they are guessing that it is a 50 gallon drum type of system, but is basically unknown.
59 They know there are two pipes that go out of the corners of the home, but they do not
60 know what they lead to.

61

62 Mr. St. Amand questioned if they would remove what is there. Mr. Lavelle noted they
63 would leave the leach field, which is what the state prefers, but would need to remove the
64 tank to have room for the new system.

65

66 Mr. Lavelle read the criteria questions.

67

68 *1. The variance will not be contrary to the public interest because:* The new system will
69 be an upgrade to the existing situation.

70

71 *2. The spirit of the ordinance is observed because:* The system is designed as far from
72 wetlands and wells.

73

74 *3. Substantial justice is done because:* The surface waters (wetlands) will be protected by
75 installing a modern system.

76

77 *4. The values of surrounding properties will not be diminished because:* The upgrade will
78 protect ground water, etc., and increase the value of the property.

79

80 *5. Literal enforcement of the provisions of the ordinance would result in an unnecessary*
81 *hardship because: USE (A) or (B).*

82

83 *The "Special Conditions" of this property that distinguish it from other properties in the*
84 *area are as follows:* The property is small and with the locations of existing wells it
85 leaves no other area for the septic area.

86

87 *(A) Owing to the special conditions of the property, set forth above, that distinguish it*
88 *from other properties in the area:*

89

90 *(i) No fair and substantial relationship exists between the general public*
91 *purposes of the ordinance and the specific application of that provision to*

92 *the property because:* The strict adherence of the ordinance would render
93 the existing dwelling unusable.

94

95 (ii) *The proposed use is a reasonable one because:* The setbacks are being
96 adhered to as much as possible and upgrading a failed system with a
97 modern system.

98

99 Ms. Green questioned if a different option was better than having a septic system so close
100 to the wetlands. Mr. Meisner noted that a holding tank system is not a better option.

101 Although they have alarms to warn people when they needed to be pumped, the alarms
102 can be turned off and ignored. If the tank fills, you have effluent flooding out and going
103 into the ground. Mr. Lavelle noted that the state considers them a last resort. They do
104 require the homeowner to sign a contract stating they would pump the system and they
105 are required to submit pumping receipts yearly. He added that with the modern septic
106 systems 50' is adequate protection.

107

108 Mr. Ardolino questioned how the abutter felt. Mr. Lavelle noted they were informed/sent
109 a certified letter. Likely they are happy it is an improvement over what is currently there,
110 which encroaches even more on their well.

111

112 Mr. Meisner closed the hearing to the applicant.

113

114 There was no public in attendance.

115

116 **MOTION:** Mr. True made a motion to approve Case #01 – M29 L53 for the property
117 located at 6 Second Street and identified on Map 29 Lot 53. An application submitted by
118 Dan Dillon requesting a variance from Article II, Part A, Section 15 to permit the
119 installation of a replacement septic system closer than 75' from wells and wetlands. Mr.
120 Ardolino seconded the motion. All members voted in favor. The motion passed.

121

122 Mr. Meisner noted for the applicant that there was a 30-day appeals timeframe.

123

124 **Review of Applications**

125 Review the application for M5 L7-6-1, L7-6-2 located at 58 Tenney Road requesting a
126 variance from Article II, Part B, Section 3B to permit two lots each having 100' of
127 frontage where 200' is required.

128

129 Mr. True and Mr. Ardolino reviewed the abutters list and determined they were correct,
130 there were envelopes and postage also included. The application fees have also been paid.

131

132 Mr. Lavelle informed the board about the existing subdivision approval.

133

134 **MOTION:** Mr. Ardolino made a motion to accept the application for M5 L7-6-1, L7-6-2
135 requesting a variance from Article II, Part B, Section 3B to permit two lots each having
136 100' of frontage where 200' is required, to be heard at the April meeting. Mr. St. Amand
137 seconded the motion. All members voted in favor. The motion passed.

138

139

140

141 Review of the application for M3 L10 located at 142 Main Street requesting a special
142 exception for an accessory apartment.

143

144 Mr. True and Mr. Longchamps reviewed the abutters list and determined they were
145 correct, there were envelopes and postage also included. The application fees have also
146 been paid.

147

148 Mr. Lavelle gave an overview of the application for the board.

149

150 **MOTION:** Mr. St. Amand made a motion to accept the application for M3 L10 located
151 at 142 Main Street requesting a special exception for an accessory apartment, to be heard
152 at the April meeting. Mr. Ardolino seconded the motion. All members vote in favor. The
153 motion passed.

154

155 **Review of 2/26/15 Minutes**

156 **MOTION:** Mr. True made a motion to accept the 2/26/15 minutes as written. Mr. St.
157 Amand seconded the motion. All members voted in favor. The motion passed.

158

159 **MOTION:** Mr. Ardolino made a motion to adjourn. Mr. Longchamps seconded the
160 motion. All members voted in favor. The motion passed. Meeting adjourned at
161 approximately 8:15 p.m.

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163 Respectfully Submitted,

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Andrea Cairns