Chairman David Wing called the meeting to order at approximately 7:00pm.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT ROLL CALL:** David Wing

Ken Stanvick

Alternate Nicole Pigeon

Planning Director/Zoning Administrator Jennifer Beauregard

**ABSENT:**  Danielle Masse-Quinn

Matthew Welch

Alternate Shaun Hamilton

Recording Secretary Cassidy Pollard

**MINUTES**

**December 11, 2023**

**MOTION:** (Stanvick/Pigeon) To approve the December 11, 2023, meeting minutes as amended.

**VOTE:** (3-0-0) The motion carried.

**CONTINUED HEARINGS**

**ZO2023-00018**

**Map 29 Lot 7-117**

**Salon 38, LLC – 135 Bridge Street – Seeking a Variance concerning: Article III, Section 307-12 Table 1 of the Zoning Ordinance to permit a proposed building to be constructed 48’ from the front lot line, 38’/40’ from the Northerly side line and 59’ from the Southerly lot line where a minimum front setback of 40’ or 3X the building height and a minimum side setback of 30’ or 2X the building height is required in the Business District.**

**And**

**An additional Variance concerning: Article VII, Section 307-39, 307-40 & 307- 41 of the Zoning Ordinance to permit a proposed building and septic tanks to be constructed within the 50’ WCD (Wetlands Conservation District), and to allow the effluent disposal area to be located within the 75’ setback to hydric A soil where these uses are not allowed within 50’ and/or 75’ of a wetland that has a WCD setback.**

Applicant’s engineer requested a continuance until the February meeting.

**CASE DATE SPECIFIED TO FEBRUARY 12th 2024**

**HEARINGS**

**ZO2024-00001**

**Map 18 Lot 12-7**

**BUDGE, Alonso & Haley – 2 Indian Valley Road – Seeking a Special Exception concerning: Article XII Section 307-76 III of the Zoning Ordinance to permit applicant/owner to conduct a landscaping business from their home, with no more than 2 registered business use vehicles kept in view, and all other business related equipment garaged or screened from neighboring view, and a maximum of 2 non-resident employees.**

Mr. Wing informed the applicant that they had a right to request a continuance until the next meeting since there isn’t a full Board present.

Mr. Wing read the list of abutters aloud. There was no one whose name was not called that is an abutter or has a statutory interest in the case.

Attorney David Groff and Alonso and Haley Budge of 2 Indian Valley Road approached the Board. Mr. Groff requested that the case be continued to the next meeting when there is a full Board present.

**CASE DATE SPECIFIED TO FEBRUARY 12th 2024**

Mr. Wing encouraged the present members to read the Housing Appeals Board Decision on the Ten Harris Road, LLC case. He explained that they had overturned their decision. He asked if they had remanded it back to the Board. Ms. Beauregard stated that they did not and that they had granted them the variance.

**DATE SPECIFIED CASE(S) – February 12, 2024**

*Case #ZO2023-00018 – Map 29 Lot 7-117 – Salon 38, LLC – 135 Bridge Street*

*Case #ZO2024-00001 – Map 18 Lot 12-7 –**BUDGE, Alonso & Haley – 2 Indian Valley Road*

**ADJOURNMENT**

**MOTION:**  (Stanvick/Pigeon) To adjourn the meeting.

**VOTE:**  (3-0-0) The motion carried.

The meeting was adjourned at approximately 7:10pm

Respectfully submitted,

Cassidy Pollard

Recording Secretary