



**Town of Whitingham
Zoning Board of Adjustment**

MINUTES OF JULY 27, 2023 PUBLIC HEARING

Call to Order. Additions or Changes to Agenda:

Marshall Dix called the meeting to order at 6:30pm. There were no additions or changes to the agenda.

Hearing of visitors (for concerns not on the agenda)

None

Open Thomson Hearing

Attendees:

ZBA members: Marshall Dix, Chair; Troy Felisko, and Lyman Tefft

Zoning Administrator/ZBA Clerk: Gig Zboray

Applicants: Heather Thomson

Others: Edee Edwards, Halifax Selectboard and John Dupras, engineer (both here for second hearing)

Introductions were made around the room.

Open Hearing Mr. Dix opened the hearing, receiving permission to dispense with reading the warning

Applicant to explain what they are asking for Heather Thomson is sub-dividing her property to allow her daughter's home to be on its own lot so she can get a mortgage. The new lot is proposed to be 2.81 acres. Minimum lot size allowed is 3 acres. No good reason why, through all the lot line changes, they couldn't eek out another .19 acres to make it a full three acres.

Hear from all concerned None

Close hearing Mr. Dix closed the hearing at 6:41pm

Decision on Thomson Application (W-26-23)

After discussion, **a motion was made by Marshall Dix to deny the application, seconded by Troy Felisko, all in favor.**

Open Dupras/Bartosewcz/Garland Hearing

Attendees:

ZBA members: Marshall Dix, Chair; Troy Felisko, and Lyman Tefft

Zoning Administrator/ZBA Clerk: Gig Zboray

Planning Commission Members: Joe Saladino, Peter Barus, Brad Lackey, Keith Thompson

Applicants: Craig Bartosewcz, Samantha Bartosewcz

Others: Edee Edwards, Halifax Selectboard. Amy Beddell and Russell Jolly, abutters; John Dupras, Engineer

Introductions were made around the room.

Open Hearing Mr. Dix opened the hearing at 7pm, receiving permission to dispense with reading the warning

Applicant to explain what they are asking for Mr. John Dupras explained the history of the property and why they are now seeking a change of use from gravel pit to excavation contractor yard. This is all part of an Act 250 permit. The property no longer needs a wetlands permit, they do need a state stormwater permit. No rock crusher will be used, they might occasionally use a hoe rim to break larger rocks. Traffic is estimated at 2-4 one-way trips per day with potential of 8-10 one way trips (4-5 round trip) during the busiest time of year. The east area has been blocked off and will no longer be used. The west area is further away from neighbors and also provides more working space.

Site Plan Review Mr. Dupras provided a very clear document highlighting the general performance standards required in Section 6.8.

The property is not gated, but the eastern section has been blocked off. No lighting, no signs, no landscaping required. It meets the criteria.

Mr. Dupras indicated that the property owners understand that access from Whitingham is on a Class 4 road and they have no expectation that it will change. Access to the property is via Pike Road in Halifax.

Hear from all concerned Mr. Jolly said he has no concerns because they are not planning to run 30 trucks per day. Other questions were asked and answered.

Close hearing Mr. Dix closed the hearing at 7:16pm.

Decision on Dupras/Bartosewicz/Garland Application (W-29-23)

After discussion, a motion was made by Troy Felisko to approve a change of use for parcel ID# 06-0395.00 on Hamilton Tavern Road from gravel pit to excavation contractor yard, seconded by Lyman Tefft, all in favor.

OTHER: The ZBA would like a letter written to Mr. Roberts, owner of JG Store, LTD reminding him of conditions set on his property.

Adjourn

Meeting adjourned at 7:32pm.

Respectfully submitted, Gig Zboray, ZBA Clerk