

CANAAN ZONING BOARD OF ADJUSTMENT

July 17, 2017

Members Present: Chairwoman Morgan Wade, Leo Cloutier, Renee Marchesseault, Zoning Administrator Bob Lee and Odette Crawford, Clerk.

Applicants: Jim Belknap and Richard Marchesseault.

The meeting began at 7:15 PM. Morgan read the Public Notice as it had been warned. The notice of the meeting included two conditional use requests.

Bob mentioned that on the individual abutter notices that he sent out, he inadvertently had listed the Belknap address as being on VT RT 102, when in fact it's on VT RT 114. Bob said that he called all of the abutters to let them know of the error and to invite them to attend. It was noted that no abutters were present, other than Leo who caught the error.

Jim Belknap was requesting a permit to build a sand shed. The plans called for a 40' x 50' building. This property is located in Zoning district R 2. Morgan opened the discussion: Jim said that he had originally planned to have the building in a certain location, but upon doing some investigative pits he discovered ledge. So he explained that he wanted to put the proposed building further away, more than 100 feet off VT RT 114, and would back it into a bank so that part of the building would be 'backed' into the ground. He also said that he was undecided whether to build it 40' x 50', or 40' x 60' and Bob advised him to change his permit request to the larger size, just in case. And if he built smaller it wouldn't affect the permit. So Jim did correct that dimension. He said it was going to be a steel sided, metal roof and concrete floor and that there will be sliding doors to keep the weather out.

Morgan noted that all setbacks on the proposed building were more than 100 feet so there was no problem with those. She then took the group through site Plan Review Section 207: at 207.3 regarding 'Circulation' the group asked about room for trucks making deliveries of sand and Jim explained that it would be about 30 dump truck sized loads similar to what Laurent Rancourt uses. Jim said that would be about one day's worth to fill the shed. Morgan then continued on to Conditional Use Section 208 of the Canaan Zoning Bylaws without any questions or problems. Because Leo's water line is buried somewhere in the vicinity, Leo asked if Jim had ever found it, and Jim answered that he'd dug 5 to 6 feet deep for a long distance and hadn't found it. So they agreed that it was either buried very deep or in another spot on the property. Jim said that when he was ready to start he would call the Board and he offered to have the group come and view the site. Morgan thanked him for that and added that that would not be a condition of the permit. Morgan made a motion to grant the permit, Odette seconded the motion and it was approved unanimously. Morgan thanked Jim and he left at 7:35 PM.

Second applicant: Richard and Renee Marchesseault's application was to place a storage container at their property on Gale Street in Canaan. The container measures 8' x 20' and they are placing it on the east side of their new extension. This property is in District t R C and the setback requirements are 15 feet. The distance from the proposed container to the line (Cunningham's) is 33 feet. Richard explained that even with their new expansion he needed storage space, specifically for wire which is recycled and expensive due to its' content. So a steel container with doors that are sealed and locked will serve their purpose. Morgan led the group through Section 207 Site Plan Review and then Section 208 conditional Use with no questions or problems. Renee recused herself from this discussion and vote.

On a motion by Morgan, seconded by Odette it was voted unanimously to grant the permit as requested. Richard thanked the Board and left at 7:55 PM.

Morgan mentioned that a request for new Board members had appeared in the last Canaan newsletter. One person has called about it and Odette and Renee mentioned that they too had made efforts to approach potential new members. There are two positions open.

The next meeting is scheduled for Thursday July 27th, 2017 at 7 PM. This will first be a hearing on a waiver request and then we will work on the By Law review project.

The meeting ended at 8:05 PM.

Respectfully submitted,

Odette Crawford
Clerk