

Landon Zoning Board of Adjustment

Unapproved Meeting Minutes

Minutes Langdon Zoning Board, Langdon Town Offices, February 12, 2019, 7pm

Chair Virginia Foote called meeting and public hearing to order at 7pm

Langdon Zoning Board members present: Chairperson Virginia Foote, Vice-Chairperson Greg Chaffee, Ken Hart, Ray L'abbe, Ron Batchelder.

Public present were Griffin Dussault of Griffin Construction and Langdon resident Mary Jane Beauchesne.

Motion to accept Minutes for November 28, 2018 approved as written. Passed.

Public hearing for septic variance for Griffin Construction

Chair Virginia Foote noted that all abutter receipts were received except the one from Sally Ann Chickering because she is out of state.

Griffin Dussault presented an update set of plans that included septic design. Mary Jane Beauchesne asked for clarification of what is being built there and whether there would be tractors there. Griffin replied there would be an office building / workshop and yes some equipment. Mary asked how many people and Griffin stated about 20 but most go directly to job sites and only a few people during the day. Mary asked about the septic location and why the location was chosen and Griffin replied that was the best spot.

Greg Chaffee mentioned the state setback for septic is 10 feet but the Town of Langdon has a setback ordinance of 50 feet. The setback noted in the plans is 26 feet 5 inches.

Greg Chaffee asked where the other wells are.

Griffin noted that the leech field contours back toward the proposed building and not toward Gallagher property.

Motion to close public hearing at 725pm (RL/RB) Pass.

Motion to grant a variance for the septic design as presented to Griffin Construction (RL/RB) Pass. VF-Yes, GC- Yes, RL- Yes, RB- Yes, KH- Yes

Chair Virginia Foote open public hearing for changing proposed lot from residential to commercial zoning at 725pm.

Mary Jane Beauchesne expressed her concerns about construction equipment nearby. Griffin detailed the construction equipment he currently owns and stated the hours of operation would typically be approximately 630am – 530pm. Griffin is hoping to break ground on the building in early April.

Ray L'abbe asked Griffin if he could park his vehicles not as obvious to resident Mary Jane Beauchesne such as behind the building. Griffin replied that he would park vehicles behind the building.

Greg Chaffee questioned whether egress from the second floor meets 5.7 square feet as required. Griffin would confirm that it would.

Mary Jane Beauchesne left the hearing and meeting at 732pm

Greg Chaffee asked Griffin whether he spoke with Gallagher's and Griffin stated that he would.

Greg Chaffee asked how many square feet in proposed building and Griffing responded approximately 4500 sqft if you include everything.

Griffin stated he also intends to have the building monitored with fire and security system.

Greg Chaffee asked if the building is only two floors and Griffin replied yes only two floors.

Chair Virginia Foote asked if there were any other questions.

Motion to close the public hearing at 740pm (RL/RB) Pass.

Greg Chaffee mentioned everything was good with the state on the road and 2 existing driveways.

Griffin asked about signage. Chair Virginia Foote explained that signs need to follow regulations and if an exception is needed Griffin would need to come back again before the zoning board for any exception to regulation.

Ray L'abbe mentioned electrical connection to building and it is to be overhead to pole and underground from pole to building.

Motion to changing the lot from residential zoning to commercial zoning (RL/RB) Pass.

VF-Yes, GC- Yes, RL- Yes, RB- Yes, KH- Yes

Chair Virginia Foote stated that the site is approved for change to commercial zoning.

Griffin stated he would deliver a final set of plans when he has them.

Griffin stated he would look into 2nd story egress exit codes and comply.

Chair Virginia Foote requested a clarification and confirmation of terms for zoning board members and the following was determined –

Virginia Foote and Ken Hart – 3 years,

Ray L'abbe and Ron Batchelder – 2 years,

Greg Chaffee and Alternate Mike Kmiec – 1 Year.

Motion to adjourn the meeting at 813pm (GC/RL) Pass

Respectfully submitted

Ken Hart, recording secretary, Langdon Zoning Board.

