

Minutes Langdon Zoning Board, Langdon Town Offices, November 28, 2018, 7pm

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

1 other persons from the public were present for the meeting. (Griffin Dussault)

Chair Virginia Foote called Langdon Zoning Board meeting to order at the Langdon Town Offices at 7 pm.

Motion to accept minutes from meeting on May 30, 2018. Passed.

Entered Public session at 700pm for Griffin Construction. The request is to consider usage change from residential to commercial.

Griffin Dussault presented to the board. The board received a set of plans of the proposed building. The following points were highlights of the presentation - Tom Forrest did the septic design, well is not in yet, there are 2 existing driveways, waiting on heat source, possibly 10-12 fire sensors, and plan is to re-zone the 3-acre lot only. The septic design is a pump system. The building is an office building with tool storage, storage and shop area just open area, no hazardous material will be in the building or stored, trucks and employee traffic of approximately 20 employees coming and going at various times of day with 3-4 employees there all day. Occasional deliveries and lumber expected. Test pits have been dug. April is the break-ground target date timeframe.

Chair Virginia Foote stated we will need to see the approved septic design – and Griffin Dussault responded that he would contact Chair Virginia Foote when he has the approved septic plan.

Chair Virginia Foote then explained the processes needed in the near future including the following- the ZBA would vote on the setback for the septic design then vote on the change from residential to commercial.

2 separate hearings votes will be needed but they both can happen at the meeting for the hearing of both issues.

Certified letters will be sent and public hearings are then scheduled and posted as public hearing date.

Griffin left the meeting after his presentation and question-answers above at 723pm.

Greg Chaffee discussed questions about setting precedents and if there are no precedents. Often cases are considered as case-by-case basis.

Chair Virginia Foote asked the board if there are any other issues – none noted.

The public session was closed at 744pm.

Motion to Adjourn the meeting of Langdon Zoning Board this 28th day of November 2018 at 745pm (Greg Chaffee / Ray L'abee) - Passed all in favor.

Respectfully submitted

Ken Hart, recording secretary, Langdon Zoning Board.