

**May 3, 2023**

**Zoning Board of Appeals**

7:29 Call to order

Site visit was at 6:45 at 2089 state road.

April 18 and 26 public noticed was published in Eagle

Agenda was posted.

Abutters were sent notice and no input from other boards.

Sharon of White Engineering presented and showed site map.

The proposal is to change footprint and add some square footage.

17.9 by 42.4 -old barn

21 wide and 41 – new barn

Question what was on application for footprint and footage.

18 by 43 for barn – old barn. This is a change from the application.

New structure use is still to be determined. It would be commercial use, in a commercially zoned area.

Question, will it have heat, electricity, water? It will have electricity.

Two issues if it was storage barn and they are building a new storage barn that is okay but if it goes past that will put conditions on that.

If want to rent of make a living space, applicant would need another permit.

Discussion on size of building and use.

From the board, if permit is granted and ZBA makes conditions clear so if applicant comes back and want a different use, they would have to get a new permit. Don't get benefit of non-conforming use from past to have a different use.

Close public hearing at 7:52

Went through tentative Decision

Took initial vote on several items to see if met zoning regulations but during vote, the decision was made that ZBA needed more clarity on petition.

Decision was for the applicant to come back with what they plan for the barn and an accurate plan of the building including what the use of second floor is going to be. Also requested is a picture or diagram of what the old building looked like. Will need a letter from neighbor that they approve of construction.

Tentative Date of May 31 for another meeting.

Motion to move May to 31 was approved.

Other discussion – arrange a meeting with Board of Selectman to discuss zoning enforcement.

Meeting was closed at 8:20