

## Kirby Zoning Board Meeting Minutes – January 5 2016

Meeting called to order – 6:00 pm

Board members present: Matt Reeve, Bob Van Vliet, Karen Moore, Ted DeMaio, Mary Etter

Also present: Wanda Grant, Dianne and James Chamberlin

Began with hearing on Dianne and James Chamberlin's request for a variance to replace the pad in front of their house.

Reviewed zoning regulations which applied to this permit request, specifically size of the pad and setback, then reviewed the possible variance conditions. Dianne and Jim described the condition of the soil/land in front of their house and the resulting impact on the previous pad – explaining that the rise and fall of that pad due to the instability of the soil in that area had caused the pad to rise and block the door, interfering with access and egress. The board agreed that the topography of that part of their property was a physical circumstance/condition which created an unnecessary hardship. Hardship was determined based on interference with the ability to safely enter and leave the house. A 28' by 5' pad was approved as a minimum variance to mitigate the conditions. Other possible variance conditions were considered and determined not to apply to this situation. Matt moved to approve this request without conditions and Ted seconded – all members present voted yes.

Hearing was concluded at 7:00

Zoning Board meeting continued at 7:00 with check for any other new business – none at hand.

Discussed budget for 2017 – was \$2250 for 2016, did not use it all; however, decided that was a reasonable budget amount for coming year based on pay for zoning administrator if needed, signage, notices, miscellaneous.

Discussed write-up/letter from the Board for Town Report – Matt will write up a draft, send around for feedback, and get to Wanda by Jan. 20

Discussed the opportunity to get messages to the townspeople via the Town Report letter: want to encourage people to get involved, keep them informed. Hopes that in the future, this strong involvement will lead to many people being involved next time new Town Plan and Regs are due to be updated. Important to keep up with changes in regs and laws at state level in regard to renewable energy: wind, solar, etc. so that we can be sure Kirby regs protect the town to the greatest degree possible. Acknowledged that there will be complicated situations in which the town does not have complete control, but carefully designed regs can decrease the likelihood of unwanted development.

Discussed the balance that zoning regs must keep – guidelines to protect the things that townspeople value, while also allowing for individual situations. Means going through deliberative processes each time, but there is value to that.

Acknowledged that we have not been able to make the progress we had hoped for working on regs at short monthly meetings – essential to have whole board working on a careful and thorough review start to finish. Decided to schedule a working session, during the day, in late January or February. All board members present indicated their availability, Mary will check with Brad and Ben re availability, then

notify all and warn a special work session. Plan is to have the proposed regs ready for people to begin to read through by Town Meeting Day.

Discussed the Hazard Mitigation Consultants' request for a map of Kirby showing zoning districts – much of the information requested is on record at the Town Hall, but Bob V, as lister, will gather what she has requested and pass it on.

Discussed possible agenda items for the February meeting: the permit form with recommendations from Jim Sawhill, continued conversations about best ways to communicate with townspeople about Board business.

Adjourned at 7:55 pm.