Members Present: Dave Anderson, Jeff Reder, Jon Grosjean, Ellen Moran, Hunt Dowse, Alison Rossiter, and Linda Coughlan, Recording Secretary


7:00 P.M. – Tanner Continued Hearing –
Chair Alison Rossiter called the continued Tanner hearing to order. She introduced the Board and noted that Dave Anderson was an alternate and could participate in the hearing but would not be a voting member.

Alison said she wanted to open with a statement. She said at the November hearing, it had been determined the applicants would not be allowed to have a stand-alone building according to the 4 acre requirement. Also, variances are not allowed to meet special exception criteria. The Board had observed at that hearing the drawings appeared to show what might be an interconnected accessory dwelling unit. The consensus at that hearing had been that they should come back with a new plan. But Alison said since they were applying under a different article, the Board should have made it clear that a new application would need to be filed. She added that they should have not continued the hearing. Alison said she apologized for any inconvenience this may have caused Sheldon and the applicants.

Hunt added that the Board could either vote down the original application or it could be withdrawn. He said filing under the new article would require a new hearing with the notice being posted, published and sent to abutters.

Sheldon Pennoyer said this was unfortunate occurrence. He said he had gone back and reconfigured the plan showing less square footage for the unit and moving the structure further back to accommodate the setback. Jon Grosjean said if the decision made on the application were to be contested; it would benefit them to have a new application.

At this point, Sheldon said he was officially withdrawing the application for a Variance as filed on October 11th. He added he was also officially withdrawing the application for a Special Exception submitted on October 11th and that he would reapply for a Special Exception under Article 15.6.1. for a January 8th hearing.

Alison again apologized on the Board’s behalf.

Alison closed the public hearing and the Board began their business meeting.

Alison noted that the terms for Jeff Reder and Ellen Moran were up in 2020. She said they should send Jon Coyne notification if they wished to be re-appointed.

Minutes of November 13th:
Dave Anderson asked that the last sentence of the fifth paragraph be deleted since he didn’t remember making that statement. Also, Ellen noted that 5th paragraph, she had said “disabled person” not “for assisted living.” Hunt moved to accept the minutes as amended. Jeff seconded the motion; the vote was unanimous in favor of the motion.

The Board discussed the importance of being specific and clear in their decision making. Alison added that they need to be consistent in their voting process. It was noted that the policy for voting has been to vote on the criteria as a whole rather than on each individual criteria. Hunt added that they need to note if everyone is in agreement with the criteria and also if anyone was in opposition.

The consensus was that after the holidays, the members would review variance criteria in the handbook. They would also ask the planning board to add language in the ordinance covering accessory dwelling units clearer.

There being no further business the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Linda Coughlan
Recording Secretary