

ZBA Meeting

July 16, 2026

Present: Gil, Tom, Jarvis, Loren, Craig and Sheldon

George Rainier was also present

Gil called the meeting to order at 6:30 PM

We have received an application from Allrose Farm to expand their Maximum Allowable Guest count from 125 to 150. This was sent to Michael Borden for review and his only concern was about the parking. Craig asked who set the original 125. Janice thought that had been set by the Planning Board originally. Craig was concerned if the barn was stable enough to support the additional guests. Tom said the Fire Occupancy Load was 150. Gil said the Special Event Ordinance states it should not exceed 125 including guests and staff. After a review of calendars, we could hold a Public Hearing on August 6th at 6:30. **Sheldon moved to accept the application as submitted by Nathan and Nicole Lechman of 121 East Road and schedule a Public Hearing for August 6th at 6:30. Jarvis seconded. All were in favor; motion passed.**

Moving to Sheldon's ordinance on Class VI Roads: Taking into consideration the Town's assets, he wanted to figure out a way to protect them. A fire truck needs a minimum standard to serve a property. Jarvis said it's similar to the Driveway Regulations and he appreciated Sheldon doing this. Tom asked if this was a proposed ordinance; Sheldon said it was. Gil said we could bring it to the Planning Board with the other Ordinances that we will be discussing on August 24th. It was agreed to send the Draft to both the Select Board and the Planning Board.

Gil asked if there were other issues with the Ordinances. He spoke to Mike Borden about the definition of Permanent Building. A swimming Pool is considered a Permanent Building. He would like to amend it to read In Ground Pools. Sheldon asked about the pool equipment like filters and such. Craig asked if you needed a permit for an Above Ground Pool – he didn't think that you did. He compared it to a dock that only stays in the lake for 7 months. An above ground pool that is taken down during the winter would be similar to a temporary building. Greenhouses were discussed. Jarvis didn't want to put a bunch of rules in place; he wanted to encourage people to grow their own food. Jarvis said for the purpose of setbacks, maybe we shouldn't add "In Ground" and Loren agreed that he'd hate to see a bunch of people coming before the Board just to put up pools. The discussion turned to Storage Containers and the size and length of time they were there. Tom said the definition of Setback has always bothered him. Where are you measuring it from? Some consistency would be helpful.

The definition of backlots came up again, and Loren said page 17 of the ordinance talks about Backlots and the Reduction of Frontage Requirements.

George said the Planning Board members are new, and the ZBA members thought it would be good to help them out. They explored the chart on the chalkboard that the Planning Board has been working on and thought that was a great start.

The meeting adjourned at 8:15 pm