

TOWN OF WEBSTER, NEW HAMPSHIRE
Zoning Board
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Zoning Board of Adjustment Minutes November 8, 2011

**Case No.: 11-04 Commercial Exception Application for
The Mellen Co., Inc.**

Present for the Board were: Members - David Barnes and Robert Drown, Jr.; Alternates - Secretary Jaye Bowe, Normandie Blake and Meg LaValley. Also in attendance was Chris Waters, agent for the applicant, The Mellen Company.

Due to the absence of Chairman Martin Bender, David Barnes was appointed by Martin to chair this meeting.

7:03 p.m.: Acting Chairman David Barnes opened the meeting. Alternates Jaye Bowe, Normandie Blake and Meg LaValley were appointed as voting members due to the absences of Martin Bender, Barbara Corliss and Don Koberski. Secretary Bowe took attendance.

Before starting the public hearing, Member Drown stated that he had a family member in the audience who was an abutter to the applicant. Member Drown offered to be recused. Chairman Barnes did not deem it necessary. Chairman Barnes then explained the Z.B.A. Public Hearing Procedures. Chairman Barnes asked the Board to review the minutes from the last Zoning Board meeting of October 11, 2011. Alternate Blake made a motion to accept the minutes as written, which was seconded by Chairman Barnes. Member Drown made a motion that the Secretary cast one ballot to approve them. Secretary Bowe approved the minutes as written.

7:10 p.m.: Secretary Bowe read the application. Chairman Barnes invited Mr. Waters to proceed. Mr. Waters is a foreman at The Mellen Company plant in Webster. He stated the company would like to construct a garage by adding on 18 feet to the north end of the building and have it 21 feet wide. It would not be any closer to the road than the building is now nor would it be any further back. The proposed garage would extend into the current parking lot. Chairman Barnes asked if the construction would be closer to the lot lines on the side or back. Mr. Waters stated "no". Mr. Waters stated that it would be used for materials and equipment, basically cold storage.

At this time Chairman Barnes asked if there were any abutters in favor of the application. Katherine Drown, an abutter from 1345 Battle Street, stated she was in favor of it. Chairman Barnes asked if anyone was opposed. There was no response as there were no other abutters or members of the public in attendance. Chairman Barnes asked the Board if they had any questions. Alternate Blake asked why the applicant applied when the proposed garage was well within the setbacks. Commercial businesses are required by the Zoning Ordinance to apply for commercial exceptions when there are proposed changes or alterations going to be made to the business and/or the structures. Member Drown stated he didn't see any problems with the application. Member Drown seconded a motion by Alternate Blake to approve the application. Chairman Barnes asked Secretary Bowe to poll the sitting members. The vote was unanimous in favor of approving the application. The next step for the applicant would be to apply to the Planning Board for a Site Review before starting construction.

The Board thanked Mr. Waters for coming in. He reciprocated and left the meeting.

At this time Chairman Barnes had a general question which he directed to Member Drown regarding the meaning of “subject to gates and bars.” Member Drown responded that it meant the area was closed to motorized vehicles. Chairman Barnes asked about riding a horse. Member Drown stated he thought it would be alright unless it was private property. Member Drown also pointed out that if the property is under Current Use with a Recreational Easement, then people are allowed to hunt, fish and walk, but they are not allowed to use snowmobiles, ATV’s or dirt bikes. A brief discussion followed.

At **7:21 p.m.** the meeting was adjourned.

Respectfully submitted,

Jaye Bowe

Zoning Board Secretary

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