

**APPROVED MINUTES
Town of Auburn
Zoning Board of Adjustment
April 28, 2020**

Present: Mark Wright, Chairman. Mike DiPietro, Vice-Chairman, Stephen Carroll, Kevin Stuart & Dennis Vieira, Members of the Board. Shawn Matte, Alternate. Minutes recorded and prepared by Denise Royce.

Also, Present: Carrie Rouleau-Cote, Building Inspector/Code Enforcement Officer. William Herman, Town Administrator.

Absent: Dale Phillips, Alternate.

Mr. Wright called the meeting to order at 7:12 p.m. to make sure everyone had phoned into the teleconference.

Mr. Wright began by reading the Meeting Preamble During COVID-19 Emergency which is as follows:

MEETING PREAMBLE DURING COVID-19 EMERGENCY

Good Evening, as Chairman of the Zoning Board of Adjustment, I am declaring that an emergency exists and I am invoking the provisions of RSA 91-A:2, III (b). Federal, state, and local officials have determined that gatherings of 10 or more people pose a substantial risk to our community in its continuing efforts to combat the spread of COVID-19 and is reinforced by Emergency Order #16 issued by the Governor on March 23rd. In concurring with their determination, I also find that this meeting is imperative to the continued operation of Town government and services, which are vital to public safety and confidence during this emergency.

Governor Sununu issued Emergency Order #12 on March 23rd which provides local government boards the ability to conduct business using technology to hold remote meetings and not provide a public place of meeting but provide for the public's ability to listen to the

meeting. As such, this meeting will be conducted without a quorum of this body physically present in the same location.

At this time, I also welcome members of the public accessing this meeting remotely. Even though this meeting is being conducted in a unique manner under unusual circumstances, the usual rules of conduct and decorum apply. Any person found to be disrupting this meeting will be asked to cease the disruption. Should the disruptive behavior continue thereafter, that person will be removed from this meeting.

Please note that all votes that are taken during this meeting shall be done by Roll Call vote as required by RSA 91-A:2, III (e).

Let's start the meeting by taking a Roll Call attendance. When each member is called please state your name, and also please state whether you are physically attending the meeting or are remotely attending the meeting. If you are remotely in attendance, is there is anyone in the room with you during this meeting, which is required under the Right-to-Know law (RSA 91-A:2, III (c)).

Mr. Wright moved on to the roll call of attendees and began with the Board members as follows:

Mr. Wright introduced himself as Chairman of the Zoning Board of Adjustment and indicated that no one else was in the room with him and that he consented to this meeting being recorded.

Mr. Wright moved on to call on Mr. Kevin Stuart. Mr. Stuart indicated that no one else was in the room with him and that he consented to this meeting being recorded.

Mr. Wright called on Mr. Michael DiPietro. Mr. DiPietro indicated that no one else was in the room with him and that he consented to this meeting being recorded.

Mr. Wright called on Mr. Stephen Carroll. Mr. Carroll indicated that no one else was in the room with him and that he consented to this meeting being recorded.

Mr. Wright called on Mr. Dennis Vieira. Mr. Vieira indicated that no one else was in the room with him and that he consented to this meeting being recorded.

Mr. Wright called on Mr. Shawn Matte. Mr. Matte indicated that no one else was in the room with him and that he consented to this meeting being recorded.

Mrs. Phillips was not available.

Mr. Wright also wanted to inform everyone that Ms. Denise Royce and Mrs. Rouleau-Cote were also calling in from the Town Hall. Both Ms. Royce and Mrs. Rouleau-Cote stated that they were together calling in from the Town Hall and both consented to this meeting being recorded.

Mr. William Herman, Town Administrator for the Town of Auburn stated that he was at home alone and that he also consented to this meeting being recorded.

Mr. Richard Janelle, an abutter to the 43 Auburndale Lane, Case #20-04 was alone and that he consented to this meeting being recorded.

Mrs. Kristin Travassos of 405 Wilsons Crossing Road, Case #20-03 was alone and that she consented to this meeting being recorded.

Mr. Alan Villeneuve, representative of 36 Auburndale Lane, LLC was present at Town Hall with Ms. Royce and Mrs. Rouleau-Cote and consented to this meeting being recorded. Mr. Villeneuve had a problem connecting to the teleconference and therefore was asked by Mrs. Rouleau-Cote to come down to Town Hall to present his case.

At this time, Mr. Wright continued on to ask everyone that was not speaking at this time to please mute their phones to avoid any background noise during the discussion and when it comes time to speak, then they could remove the muting of the phone. Mr. Wright asked Ms. Royce to read the first case into the record to begin the meeting. Once the case has been read, he will ask the applicant to present their case which is a request for an extension that was previously granted back on April 26, 2018. Mr. Wright went on to say that, the second case was for a Variance regarding Auburndale Lane. Mr. Wright explained that, he would ask that the Board to hold their questions until after the applicant has presented their case and also until after the abutters that are present have had an opportunity to ask questions or make comments. Mr. Wright also explained about, if the Board does enter into deliberation then everyone can hear what the Board is discussing but cannot ask questions at this time. Mr. Wright went on to explain that, there are alternates on the Board and they may ask questions and participate in the discussion but when it comes time to vote, only the members would be allowed to vote on the application. Mr. Wright asked the Board members and alternate members if they had any conflicts that would prevent them to participate on either case before them tonight. None were noted and therefore, Mr. Wright asked Ms. Royce to read the first case which was Case #20-03. Ms. Royce read the first case into the minutes for the record.

Case #20-03

Mark & Kristin Travassos, Trustees

405 Wilson's Crossing Road, Tax Map 2, Lot 4

Zoned Rural

POSTPONED FROM MARCH 24, 2020

Applicant is requesting an Extension to a Variance regarding Article 5, Section 5.08(1)(a) that was previously granted on April 26, 2018 which allows the conversion of a portion of the 125-foot WHPA for the cultivation, production, and harvesting of agricultural crops which will expire on April 26, 2020 in a Rural zone.

Mr. Wright explained to the Board that they were given a package and in that package was information pertaining to the cases and that right now they were looking at the first case whereby the applicant was looking for an extension of a Variance that was granted on April 26, 2018. Mr. Wright asked Mrs. Travassos if she had anything to say in support of your request and perhaps describe why we are at this point and reasons for wanting to extend it. Mrs. Travassos began by saying that she had a few questions about the letter that was sent to them from Mrs. Rouleau-Cote, Building Inspector/Code Enforcement Officer but was unable to find the letter. Mrs. Rouleau-Cote stated that it was a letter sent to the Travassos from her office on February 11, 2020. Mrs. Rouleau-Cote informed Mrs. Travassos that she would scan the letter and send it to her via e-mail now. Mrs. Travassos thanked Mrs. Rouleau-Cote. In the meantime, Mrs. Travassos began by saying that, two (2) years ago when they requested a Variance for the fifty (50) foot reduction from the wetland buffer zone they were not living on the property as they moved in the house in August. Mrs. Travassos went on to say that, there has been some ledge discovered on the property and the other thing was the sun and the location of the tree line. Mrs. Travassos stated that the garden plan has changed from the original because of those things and wanted to know if the Board wanted an updated copy of what they have so far and what their plan is for the future. Mr. Wright commented that, when someone comes before them to simply extend the Variance that was previously granted is whether or not there has been any changes that have occurred and whether they are to extend it without having another hearing is whether there are any changes being requested from what was previously approved. Mr. Wright turned to Mrs. Rouleau-Cote and Ms. Royce to point them to what was approved by the Board. If there have been changes that probably they would need them to come back before the Board with a new application so that they are able to assess any issues and go through the factors and criteria for a Variance that may have changed since they came before them. Mrs. Travassos stated that, the same space is being used minus the two (2) areas where ledge was found so things have been moved around and especially where they thought there might be sun, there isn't much so or where they thought there wouldn't be sun, there is sun. So basically, there are things that have just moved around and there are areas where they cannot occupy the space at all due to ledge. Discussion ensued with regard to the area previously to be used and whether or not the same area is to be used due to circumstances. Mrs. Travassos reiterated that the same areas are still going to be used but things were moved around within that same footprint.

Mr. Wright asked Mrs. Rouleau-Cote if she had any knowledge or understanding of what Mrs. Travassos has indicated. Mrs. Rouleau-Cote commented that, she has not physically been on the entire property but has been on the property within the last year for other improvements and did notice that they have started to spread loam on the property in the areas that were designated the agricultural and cultivation areas. She was not aware of the areas of ledge that they have encountered. Mrs. Rouleau-Cote wanted to be sure that, any of these changes that they are proposing were still for agricultural and cultivation uses and not for landscaping or recreation. Mr. Wright commented that, their relief was for cultivation, production and harvesting of agricultural crops. Mr. Wright turned to Mrs. Travassos and asked if what Mrs. Rouleau-Cote described was still accurate for what was previously approved in that specific area. Mrs. Travassos said yes, and the loam is what was left from stage one of building the house and it was supposed to be spread on the right side of the property but because they were waiting to build the garage, they left that pile of loam there and they just finished the garage phase II of construction so that pile of loam is now gone. Mrs. Travassos talked about the wild grasses that have grown in and that there wasn't enough loam to spread around the area where these grasses have come in.

Mr. Wright asked if there were any abutters present and if so, could they please state their name and address for the record. None were noted. At this time, Mr. Wright opened the discussion up to members of the Board and asked the members to state their name. Mrs. Travassos asked Mr. Wright if he would like to know what they have for agricultural on the property right now which might alleviate some of the questions. Mr. Wright asked Mrs. Travassos to go ahead and inform the Board what has been done to date. Mrs. Travassos began by saying that, to the left of the house they have 5 fruit trees planted which consisted of a cherry tree which was put in first and then a peach tree and then two apple trees and a pear tree and then down the very back of the property they planted an almond tree. They have 6 trees, 5 fruit and one nut tree. They also have 5 4ft by 18ft beds. One bed consists of garlic whereby she planted over 80 garlic cloves or seeds and so far, they have 76 that have come up and are approximately 6 inches tall. The second bed has 60 onion plants that came in and are waiting to be put in the ground. The third bed is going to have carrots as they have space enough for 402 carrots. The next space is cucumbers and the fifth will have peppers. They started two (2) additional beds for tomatoes that are 2ft by 18ft and then halfway down the property they have 2 4ft by 15ft beds that contain lettuce, kale, Brussel sprouts and two (2) types of swiss chard. They have also placed a divider to where the grass can grow and where the 50-foot reduction is where ground clover. They have boulders placed in other areas as well.

Mr. Wright moved on to ask the Board members if they had any questions or comments. Mr. Vieira asked Mrs. Travassos about the area that they found granite on and wanted to know if anything would be planted on that. Mrs. Travassos did not believe they would be able to plant anything there as the ledge is visible close to the surface. Mr. Vieira asked if they would be planting less than what was previously proposed. Mrs. Travassos stated that it might be a possibility.

Mr. Wright asked if there were any other Board members that had any questions. Mr. Stuart asked Mrs. Travassos if she had a timeline of when they would be done with their plantings. Mrs. Travassos commented that, this summer would be more productive than last summer as she had a baby last May. Mrs. Travassos believed that they should be finished planting everything minus the two (2) areas of ledge. Mr. Vieira had another question and asked if they were still planning on not having a roadside stand. Mrs. Travassos said that, that was never in the plan as she wanted to only feed her own family. Mr. Vieira stated that he would not be in favor of having one in that location. Mrs. Travassos commented that there were other avenues that she could do which included a farmer's market.

Mr. Wright asked Mrs. Travassos if she was able to retrieve the letter she mentioned earlier. Mrs. Travassos stated yes. Mr. Wright pointed out that, the letter simply was pointing out what was granted and that it hasn't been completed and that Mrs. Rouleau-Cote was just trying to direct you to do exactly what you are doing tonight and that is to come before us to request an extension of what was previously granted. Mr. Wright believed it was still in line with what was granted and may be a little less than what was asked. Mr. Wright asked if there were any other questions from the Board and if not that, he would entertain a motion to move on the request by the applicant. Mrs. Rouleau-Cote asked if there was any way as part of this hearing tonight that we could get an updated plan that would potentially show some of the modifications that she discussed tonight. The plan did not have to be anything super fancy but just to identify what are going to be trees instead of planters just so we have a record of what will be done. Mr. Wright commented that, he believed the applicant was still staying within the area that was approved 2 years ago and that although some things were being moved around that the same footprint was being used.

Mr. Wright asked for comments from the Board. Mr. Vieira agreed with Mrs. Rouleau-Cote and believed that they should have a concrete plan before they move with a motion. Mr. Wright asked if anyone else wanted to comment. Mr. DiPietro agreed with Mr. Wright that if the envelope has not changed, he did not believe it was relevant if the areas for apple trees and fruit trees or tomatoes has changed around. Mr. Carroll agreed with Mr. DiPietro that as long as the envelope has not changed and it's going to take another year because of setbacks from the past year that he did not think it was necessary to request an updated plan as long as it's within the original plan as discussed. Mr. Stuart also agreed that if the envelope has not changed which is the testimony, he heard that he did not believe an updated plan was required. Mr. Stuart also commented that, if there were areas that they were not going to use that it should revert back to its original state and he was comfortable with moving forward. Mr. Matte also agreed with Mr. Stuart, Mr. Carroll and Mr. DiPietro and did not have an issue with it. Mr. Wright believed he has heard from everyone on the Zoning Board and would entertain a motion on this case.

Mrs. Rouleau-Cote wanted to add that the extension would be for one year. Mr. Wright said yes that it would be from April 26, 2020 until April 26, 2021.

Mr. Stuart made a motion to vote on the Extension of a Variance that was previously granted on April 26, 2018 which extension shall be for one year and will expire on April 26, 2021 with all the same conditions as previously stated for Case #20-03, 405 Wilsons Crossing Road, Tax Map 2, Lot 4. Seconded by Mr. Carroll.

Mr. Wright asked if there was any discussion. None were noted. At this time, Mr. Wright moved to do a roll call vote by asking each voting Member of the Board to state whether they want to Grant or Deny the request.

Mr. Vieira voted to Grant, Mr. Carroll voted to Grant, Mr. Stuart voted to Grant, Mr. DiPietro voted to Grant the extension, and, Mr. Wright also voted to Grant the extension. A vote was taken and, all were in favor and the motion passed.

Mr. Wright informed the applicant that they would get a copy of the Board's decision and they will have until April 26, 2021 to complete the project that was granted two (2) years ago. Mrs. Travassos thanked the Board. Mr. Wright thanked the applicant for her patience with this process and wished her luck with her crops. Mrs. Travassos again said thank you. Mr. Wright moved on to ask Ms. Royce to read the next case into the minutes for the record.

Case #20-04

36 Auburndale Lane, LLC

36 Auburndale Lane, Tax Map 31, Lot 4

Zoned Commercial 2

POSTPONED FROM MARCH 24, 2020

Applicant is requesting a Variance from Article 3, Section 3.05(2)(a) to allow the removal and replacement of a non-conforming structure/non-conforming use. Replace existing mobile home with new construction of single-family home in a Commercial Two zone.

Mr. Wright asked Mr. Villeneuve to begin his presentation for his request for a Variance. Mr. Villeneuve asked if he could give a small preamble before beginning to read his application. Mr. Wright said yes. Mr. Villeneuve began by saying that, this was a small lot with a trailer that pre-dates the Zoning Ordinance and they are just trying to remove more structure than what they wanted to put back on the property. Mr. Villeneuve also added that they were planning to centralize everything and to pull everything away from the non-conformity as much as they can. They are also planning on putting in an approved septic system because the lot does not have one now. Mr. Villeneuve also pointed out that, there is a plot plan and septic plan that they have before them that shows the waivers he will be asking for from the state and from the town. Mr. Villeneuve also wanted to thank the Board members for allowing him to present his request tonight due to the COVID-19 circumstances. Mr. Villeneuve read his application into the minutes for the record.

Mr. Wright asked if the abutter, Mr. Janelle was still present and if he was, could he please state his name and address please. Mr. Richard Janelle of 43 Auburndale Lane asked about the plan where it states where the trailer is located that the structure is to be “razed” and wanted to know what that meant. Mr. Villeneuve commented that, it means that all of the sheds and lean-tos on the property including the mobile home will be removed from the property. Mr. Janelle commented that, being razed meant that it was going to be taken out. Mr. Villeneuve said correct. Mr. Janelle said thank you and stated that he was good with what was being proposed.

Mr. Wright informed everyone that, Ms. Royce did go out and took a number of photographs and sent them to each of the Board members showing different aspects of the property. Mr. Wright also pointed out the septic design that was colored to give the Board members some insight of what was going to occur.

Mr. Wright asked Mr. Villeneuve what type of timeline he would be looking at. Mr. Villeneuve stated that, he already has an asbestos person coming to look at the trailer for demolition and wasn’t able to say it would be built within a year but the property is going to change dramatically in the next 60 days to accommodate these approvals. It’s going to be a two (2) bedroom home like everything else on the street. It’s a quiet neighborhood and this property is well overdue for a remodel. Mr. Villeneuve did mention that, he had spoken with all of the abutters to let them know what he was planning to do and also spoke with Manchester Water Works.

Mr. Wright asked Mrs. Rouleau-Cote if she had any questions or comments before they start discussing it. Mrs. Rouleau-Cote began by saying that, the only comments that she can give to the Board are, there are a couple points of order that the Board should be taking up tonight with the first being, the Board is approving the use which is a single-family home in the Commercial Two zoning district. The other is that, the Variances for various setbacks to property lines, setback to wetlands that they may be approving the plan as presented which would be a 30 foot by 30 foot house with a front porch attached to an existing garage. Mrs. Rouleau-Cote went on to say that the septic system was highlighted in yellow and there are waiver requests that will be presented to the State of New Hampshire for the septic system replacement for the two (2) bedrooms. Mr. Wright talked a little bit about the plan that was highlighted. Mrs. Rouleau-Cote reiterated that it would be a 30 foot by 30-foot house with a farmer’s porch on the front. Mrs. Rouleau-Cote also informed the Board members that, the lot coverage was fine because it is in a Commercial zone and the requirement was 40% lot coverage of which they don’t come anywhere near that. Mrs. Rouleau-Cote went on to say that it was only the setbacks so they would be only dealing with the dimensional requirements.

Next, Mr. Wright wanted to open it up to the Zoning Board members for questions or comments. None were noted. Mr. DiPietro suggested go along with moving the application per the plan as opposed to the Variances for each requirement. Mr. DiPietro indicated that, although the non-conformities are still there, they are not as bad as they were. Mr. Carroll was thinking the same thing as Mr. DiPietro.

Mr. Villeneuve commented that, this is the process to build a home in that footprint and part of the process is the removal of the mobile home and that the structure that they are proposing to put up is less than all of the structures that they would be removing in terms of square footage. Mr. Villeneuve went on to say that, although it does not bring them to conformity, it lessens all of the non-conformity. Mr. Vieira wanted to say that, anything that Mr. Villeneuve does to the property will be better than what is currently there now. Mr. Vieira also asked if they needed to vote on each Variance request individually. Mr. DiPietro commented that, that was what he was hoping that they wouldn't have to do. Mr. Stuart stated that, it was very helpful having the plan and wanted to know if they had all the dimensions. Mr. Wright pointed out that, there is a lot going on with this lot and believed that they should take each one of the Variances individually. Mr. Wright talked about all the Variance request and began with a Variance to allow the use of a single-family home within the Commercial Two zone and the removal and replacement of a non-conforming structure/non-conforming use, to approve a Variance from property line setbacks and a Variance to allow the encroachment of the wetlands. In conclusion, Mr. Wright asked the Board members what they thought about this. Mr. Vieira agreed with Mr. Wright. Mr. Stuart also agreed with Mr. Wright. Mr. Stuart asked Mr. Villeneuve if he was comfortable tying it into this plan as presented. Mr. Villeneuve said yes and believed that there was a lot on the plan that could tie into the conditions and was okay with the Board granting the Variance using the plan submitted. Mrs. Rouleau-Cote commented that, she didn't want to miss something but if they were to list every single Variance that they would have to take into consideration the distances from the house to the wetlands which aren't shown on the plan right now and did not want to miss something if they were going to list them all out. Mr. Wright went over each one again as previously listed above and commented that, as long as they can identify the Variances that he needs that he believed there was a way to word it. A brief discussion ensued with regard to the Variances requested tonight. Mrs. Rouleau-Cote stated that, the only other thing that the Board could consider was that, they could consider the Zoning Ordinance, Article 3.05 which deals with Non-Conforming Uses and Non-Conforming Lots and within #4 of Section 3.05 there is a section on the non-conforming lots where it talks about expansion of conforming buildings or construction of new buildings. Mrs. Rouleau-Cote read a section where it says "Where a non-conforming lot does not meet all the zoning requirements, it shall require a Variance from the Zoning Board." It doesn't really say what Variance is necessary it just says Variance. She just wanted to make sure that there was anything that would be missed. Mr. Wright agreed and suggested that they go through each of the Variances separately as described earlier.

Mr. Wright went through the three (3) Variance requests that will need to be voted on tonight and began with the Variance to allow the non-conforming use and structure to approve or deny which is the residential in the C2 zone. The next Variance is the Variance from wetland setback and the last Variance would be a Variance from property line setbacks as depicted in this plan. Mr. Wright asked the Board, unless the Board wanted to go into deliberation that he would like to get a sense of the Board to move the process.

Mr. Vieira made a motion to vote on the Variance application regarding the non-conforming use and structure to allow Residential in a Commercial Two zone for Case #20-04, 36 Auburndale Lane, Tax Map 2, Lot 4. Seconded by Mr. DiPietro.

Mr. Wright asked if there was any discussion. None were noted. At this time, Mr. Wright moved to do a roll call vote by asking each voting Member of the Board to state whether they want to Grant or Deny the request.

Mr. Vieira voted to Grant as he believed all five (5) factors have been met, Mr. Carroll voted to Grant as he believed all five (5) factors have been met, Mr. Stuart voted to Grant as he believed all five (5) factors have been met, Mr. DiPietro voted to Grant as he believed all five (5) factors have been met, and, Mr. Wright also voted to Grant as he believed all five (5) factors have been met. A vote was taken and, all were in favor and the motion passed.

Mr. Wright commented that, they should move on and take up the two (2) setback requirements with one being the setback from wetlands and the setback from structure and septic. Mr. Wright suggested to start with the wetland's setback request.

Mr. DiPietro made a motion to grant relief for setbacks to the wetlands and property lines for the septic system and structure as presented on the plan to the wetlands in a Commercial Two zone for Case #20-04, 36 Auburndale Lane, Tax Map 2, Lot 4. Seconded by Mr. Vieira.

Mr. Wright asked if there was any discussion. None were noted. At this time, Mr. Wright moved to do a roll call vote by asking each voting Member of the Board to state whether they want to Grant or Deny the request.

Mr. Vieira voted to Grant as he believed all five (5) factors have been met, Mr. Carroll voted to Grant as he believed all five (5) factors have been met, Mr. Stuart voted to Grant as he believed all five (5) factors have been met, Mr. DiPietro voted to Grant as he believed all five (5) factors have been met, and, Mr. Wright also voted to Grant as he believed all five (5) factors have been met. A vote was taken and, all were in favor and the motion passed.

Mr. Wright moved on to the last Variance request which was for encroachment to the property lines as shown on the plan and would entertain a motion at this time.

Mr. DiPietro made a motion to vote on the Variance request for encroachment to property lines as shown on the plan for all structures and septic system in a Commercial Two zone for Case #20-04, 36 Auburndale Lane, Tax Map 2, Lot 4. Seconded by Mr. Carroll.

Mr. Matte asked about possibly giving the applicant a little leeway in case something had to be moved. Mr. Wright commented that, Mr. Villeneuve previously commented that he

was pretty confident with the dimensions as presented on the plan and if it turns out that something is different when Mr. Villeneuve gets out there then he would have to come back before them. A brief discussion ensued with Mr. Villeneuve stating that he was comfortable with the 11 feet and will have a surveyor pin his foundation anyway when he gets out there and was fine with the 11 feet.

Mr. Wright noted that a motion has been made and seconded and moved to a roll call vote by asking each voting Member of the Board to state whether they want to Grant or Deny the request.

Mr. Vieira voted to Grant as he believed all five (5) factors have been met, Mr. Carroll voted to Grant as he believed all five (5) factors have been met, Mr. Stuart voted to Grant as he believed all five (5) factors have been met, Mr. DiPietro voted to Grant as he believed all five (5) factors have been met, and, Mr. Wright also voted to Grant as he believed all five (5) factors have been met. A vote was taken and, all were in favor and the motion passed.

In conclusion, Mr. Wright stated that, these are the three (3) Variances that are requested. Mr. Villeneuve knows that there is a 30-day appeal period where someone could appeal the Board's decision. Mr. Wright also informed Mr. Villeneuve about the 2-year period for substantial completion and if he has not completed the construction that he would have to come back before the Board to request an extension.

Mr. Wright asked if there were any questions. Mr. Villeneuve indicated that, he will be removing the mobile home and asked what the Board thought was substantial completion. Would it be the completion of the house or the removal of the structures. Mr. Wright commented that, he would say the removal of the mobile home but that he would have to have substantial completion of the house. Mr. Wright asked Mrs. Rouleau-Cote what she felt was substantial completion. Mrs. Rouleau-Cote stated that, she would certainly be comfortable with a house under construction and would not be concerned on that end if he was actively constructing a house. Mr. Villeneuve understood and was unsure how things would play out due to the current circumstances but that he would be right at removing the structures and cleaning up the ground but was uncertain about the market at this time. Mr. Wright indicated that, he had two (2) years and if construction is on its way then no problem. A brief discussion ensued with regard to timelines and substantial construction.

At this time, Mr. Villeneuve thanked the Board for their time. Mr. Wright believed we could close this case out and wished Mr. Villeneuve good luck. This discussion ended.

Minutes

Mr. Vieira made a motion to accept the minutes of February 25, 2020 as written, seconded by Mr. DiPietro.

Mr. Vieira voted to approve the minutes, Mr. Carroll voted to approve the minutes, Mr. Stuart voted to approve the minutes, Mr. DiPietro voted to approve the minutes, and, Mr. Wright also voted to approve the minutes. A vote was taken and, all were in favor and the motion passed.

Mr. Wright wanted to confirm with Ms. Royce that they had one case for May. Ms. Royce stated yes but that the deadline was Monday, May 4th. Mr. Wright informed the Board that it was a case previously before them and they are looking to change what they were granted.

Other Business

Mr. Wright stated that this was all he had and wanted to thank everyone for their participation tonight. Mr. Wright thought the meeting tonight went very well and asked the Board members if there was anything that they could do better or different to please e-mail him or call him as he was open to anything that they thought they could do better. All things considering, Mr. Wright thought it went well tonight and again thanked the Board members, Ms. Royce and Mrs. Rouleau-Cote for their help in putting the meeting together.

With that said, Mr. Wright asked if anyone had anything new to add or any comments. Mr. Vieira stated that he agreed with Mr. Wright and also thought it went very well. Mr. Wright stated that he would entertain a motion to adjourn.

Adjourn

Mr. Vieira made a motion to adjourn, seconded by Mr. DiPietro.

Mr. Vieira voted to adjourn, Mr. Carroll voted to adjourn, Mr. Stuart voted to adjourn, Mr. DiPietro voted to adjourn, Mr. Matte voted to adjourn, and, Mr. Wright also voted to adjourn. All were in favor, the motion passed unanimously, and the meeting stood adjourned at 8.49 p.m.

The Zoning Board of Adjustment is scheduled for May 26, 2020 at 7:00 pm. Due to Governor Sununu's Emergency Order #12 on March 23rd, all meetings will be held via teleconference until further notice.