

LANCASTER ZONING BOARD OF ADJUSTMENT
September 29, 2021
6:30 PM

CALL TO ORDER:

The meeting was called to order at 6:30 p.m. by Chairman Rick Bernier.

ROLL CALL:

Regular Members Present: Chairman Rick Bernier, Les Hilton, Steve Young, and Vice Chair Tricia Frenette.

Regular Members Absent: Chris McVetty.

Alternate Members Present: Linda Ogle, Nathan Kenison and Don Freddette.

Others Attending: Joel & Stephanie Dupuis, Land Use Coordinator Robin Irving and Town Manager Ben Oleson.

Motion by Steve Young and seconded by Tricia Frenette to move Alternate Member Nathan Kenison up to full voting member for the night's meeting due to the absence of Regular Member Chris McVetty. Motion carried.

PUBLIC HEARINGS:

Case# 534 – Joel Dupuis for a Use Variance concerning article 5.04, "Unpermitted Uses in the Agricultural District". Owner/Applicant wishes to operate a business from his home property to sell vehicles and utility trailers as well as provide minor repairs to same. Access to property is from Main Street (Route 3) and a small display area is proposed along that frontage. Land Zoned Agricultural. (Tax Map R02 Lot 041 (3.6 acres), 550 Main Street).

Notices were sent to all known land abutters.

Owner/Applicant Joel Dupuis explained he believed when he bought the property from his father that it was Zoned Commercial. He only realized it was in the Agricultural Zoning District when he checked with the Town about operating his tire business. He stated that since he wants to do more than that he would be a Home Based Business he is coming to get permission. He wants to begin selling utility trailers (enclosed and cargo). He stated he would be cleaning up of his firewood and logging business equipment to make room and make the lot more presentable.

Les Hilton asked how many trailers he expected to have on his lot at one time. Mr. Dupuis explained the most he could see on that lot would be 20. He stated his floorplan would not be more than 20. He also stated he is maxed out on signage between his wife's photography and his tire business and he would maybe letter a trailer to use. Vice Chair Tricia Frenette asked if he would only be selling new trailers. Mr. Dupuis stated he would prefer only new but expects to get some used ones as trades which he would then have to sell. Vice Chair Frenette asked about his plans to sell cars. Mr.

Dupuis stated he would not be a dealer but would only sell a few here and there that he acquires.

Lina Ogle asked Mr. Dupuis if he would be keeping the wood business as that may make the lot very crowded. Mr. Dupuis stated he would either lease space and relocate his equipment to another lot or depending on the sales business he might stop the wood business all together.

Chainman Rick Bernier asked about the mechanic part of his business plans. Mr. Dupuis stated he did not want to do big jobs where cars are left on his lot for a long time. He is interested in the small jobs like tires and oil changes where cars could be in and out within a day. He would definitely be continuing with the tire business as he feels that is much needed in the community.

With no further questions from the Board Chairman Bernier opened the public hearing to the abutters at 6:42PM. There being no abutters present to speak he opened the hearing to the public. There being no members of the public present to speak he closed the public hearing at 6:43PM and opened it only to the Board. It was asked when the Zoning Map changed. Benjamin Gaetjens-Oleson stated that other than the rezoning of Main Street he believes it was in 2005 but he was not sure what may have been changed.

Motion by Tricia Frenette and seconded by Les Hilton to approve the request based on the applicant's statement of reasons (attached to minutes) from the application. Motion carried.

Chairman Bernier advised of the 30 day appeal process.

Mr. Gaetjens-Oleson also informed Mr. Dupuis that he would still need a Minor Site Plan approval from the Planning Board.

APPROVAL OF MINUTES:

Moved by Steve Young and seconded by Tricia Frenette to approve the minutes of the July 28, 2021 meeting as presented. Motion carried.

OTHER BUSINESS: None.

Moved by Les Hilton and seconded by Nathan Kenison to adjourn the meeting. Motion carried.

Meeting adjourned at 6:45 p.m.

Respectfully submitted,

Approved:

Benjamin S. Gaetjens-Oleson
Clerk Pro Tem

Rick Bernier
Chairman