

Zoning Board of Appeals
Public Hearing July 24, 2008
Earl Martin
Tax Map 07-1-29

Rough Draft

Members Present: Steve Barto, Pete Keefer, Julie Thompson
Absent: Mike Cleere

The meeting was called to order at 6:30 PM by Chairman, Steve Barto.

Pete Keefer motioned to approve the minutes from the last meeting, November 29, 2007, with a second by Julie Thompson. vote 3/0.

At 6:32 pm there was a motion to open the Public Hearing.

Mr. Martin explained that he is trying to "get up to speed" and in compliance (with zoning) by getting a special use permit. His business consists of manufacturing and distributing farm and industrial equipment. He has 121 acres, where approximately 10 acres "tops" are used for his business, located right at the mail box, house, and barns. Hay is grown on approximately 40 acres, and he has a forest. The rest of the land would remain forest and farmland.

Pete Keefer said there should be engineering plans stating where the building will be put...so far off the road. Mr. Keefer would think the County would require it. Mr. Martin explained that he is not actually building anything new for his business. He is building a barn for storage of (farm) equipment, but he is just trying to get a permit for his business to be in compliance.

Chairman Barto closed the Public Hearing at 6:35 PM.

Julie Thompson motioned with a second by Pete Keefer to discuss this application. Vote 3/0

Chairman, Steve Barto expressed his concerns over the size of the business, limiting only 10 acres allowable for his business. Anything greater would require Mr. Martin to re-apply. Also, the current set back from the road is 62.5 feet**. Chairman Barto would like to increase that to 100 feet, which would include anything, such as storage, debris, lumber, parts, supplies. Mr. Martin said the closest building would be about 300 feet. Mr. Martin said he would "make every attempt" to do that. Steve advised that he would have to. Mr. Martin said sometimes customers park there. Mr. Barto explained that he was talking about more permanent things.

Mr. Martin went on to say he may plant trees there to "dress it up." He may plant a double or triple row of pine trees and wondered if the set-back could be shortened. After

a brief discussion, the Board agreed to landscaping such as trees, shrubs and flowers would be allowed within 50 feet (from the center of the road). After discussion, this was later changed to 62.5 feet. Mr. Martin asked if he had trees planted, could the (other) set back be changed to 75 feet. Chairman Barto said it is 100 feet, and he would have to re-apply (to reduce it to 75 feet).

Julie Thompson motioned with a second by Pete Keefer to act on this application. Vote 3/0

Steve Barto motioned to approve this application, with a second from Julie Thompson, contingent upon the following conditions.

1. Only 10 acres will be allowed to be used for business purposes.
2. There is a 100 foot set-back for all storage, lumber, parts, supplies, debris.
3. There is a 62.5 foot set-back from the center of the road for any landscaping such as trees, shrubs, and flowers.

Roll Call vote: Pete Keefer, yes
Julie Thompson, yes
Steve Barto, yes

Mr. Martin talked about his existing sign. Julie Thompson said it is a nice sign. Mr. Martin said it is about 30 to 40 feet back from the center of the road. It was concluded that there is no problem with the placement of his existing sign.

Also, Mr. Martin is considering putting in a second laneway for trucks to use. This may be in several years. He intends to plant trees and a berm to block headlights, which his neighbor said is not a problem.

Julie Thompson motioned to adjourn with a second by Pete Keefer at 6:50PM vote 3/0.

Submitted by,

Susan Hensel
ZBA clerk

**Set-back note: I spoke with Highway Superintendent, Ros Parks, (after the fact), who informed me that the Highway Right-of-Way is 24ft 9 inches from the center of the road—25 feet, not 12.5 feet. He said these set-backs for this permit are fine. He went on to say landscaping can be done after the 25 ft. set back, as there is no regulation concerning that. sh