



Zoning Board of Appeals

Minutes of Monday, July 20, 2020 – 1:00 PM

Meeting held via Zoom Platform

Board of Appeals members present: Charles Dudek, Gerry Mann & Paul Kennedy

Public to speak to board: David McCutcheon

David McCutcheon was invited to speak to the board informally regarding a property he would like to purchase at 40 Goshen Road. The property currently has a storage building on it. He submitted a proposal for the property showing he would like to use the property for storage of building material. He plans to fence the property, and plant screening shrubs. He does not plan build any other buildings nor store vehicles there. He does not plan to pave any additional space than what is already there. His plan is to store bricks, tools, lumber, etc. for his own business and possibly rent out space to other contractors needing storage space. He also is considering a possible food truck.

Gerry Mann expressed concern about setbacks and coverage of the space. Mr. McCutcheon plans to only use the space that is already mowed. He does not plan to cut trees, shrubs, etc. His plan is to use the existing shed on the property and put some storage containers on the property that could be moved in a day. It will be screened from 35 Goshen Road. There will be no vehicle or machinery storage. The property would be used as the previous owner used the property except for storage rather than a farm stand and food stand. He needs some income to help pay the mortgage on the property and is open to having a food truck if the storage does not work out. He stated the storage would be less impactful on the neighbors as there would be little to no traffic at the property.

The board suggested to Mr. McCutcheon that the plan for his own storage would probably be allowed but he needs to check with Conservation Commission. He would not need a permit from Zoning Board of Appeals for his own storage or a food truck but may require permitting from other boards. If he plans to rent out storage space he would need a special permit as they consider that “warehouse” use which would require a special permit.

Motion made and seconded to allow Town Treasurer to close a bank account related to expenses to the zoning and approval of Deer Haven Drive with a balance of \$11.15. Motion so voted.

Motion made and seconded to adjourn. Motion so voted

Respectfully submitted,

Brenda Lessard, Secretary