

ZBA

Regular Meeting

May 8, 2023

**Preston Zoning Board of Appeals
Regular Meeting
Monday, May 8, 2023
Preston Town Hall
6:00 pm**

1. Call to Order

Chairman Moulson called the Public Regular Hearing to order at 6:00 pm

2. Roll Call

Regular Members

John Moulson – Chairman
Gregory S. Moran
Nicholas Vegliante
Merrill Gerber

Alternates

John Sacrey - seated
Sr. Nicole Serra

Also Present

Attorney Kenneth Slater – Town Attorney
Roberta Charpentier - recorder

Chairman Moulson seated John Sacrey

3. Approval of Minutes

a) Special Meeting Minutes of December 19, 2022

A motion was made by G. Moran and seconded by J. Sacrey to approve the Special Meeting Minutes of December 19, 2022.

All in favor. Motion carries

b) Public Hearing Minutes December 19, 2022

A motion was made by G. Moran and seconded by J. Sacrey to approve the Public Hearing Meeting Minutes of December 19, 2022.

All in favor. Motion carries

c) Regular Meeting Minutes of April 10, 2023

A motion was made by G. Moran and seconded by M. Gerber to approve the Regular Meeting Minutes of April 10, 2023.

All in favor. Motion carries

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4. Correspondence

- a) ZBA Budget Narrative
- b) 2023-2024 Proposed Budget Planning
Tabled

5. Public Hearing

Appeal of Zoning enforcement Officer's decision to deny living in the existing home located at 397 Route 105 during the construction period of a new home on the same lot rather than using a temporary mobile home in accordance with Section 16.11 a. of the Preston Zoning Regulations

Chairman Moulson opened the Public Hearing at 6:07 pm.

See Minutes of the Public Hearing

Chairman Moulson resumed the Regular Meeting at 6:47 pm

6. New Business

Zoning Permit

- a) Zoning Permit #2023-01 Robert Tourangeau for property located at 397 Route 105; new home construction before demolishing existing home.

A motion was made by N. Vegliante and seconded by J. Sacrey that the ZBA grant a Zoning Permit for the the erection of a second single family home on the Applicant property, without the demolition of the existing home, subject to the following conditions;

- 1. A Certificate of Occupancy will not be issued for the (2nd) new home until the existing home is fully demolished.**
- 2. The Applicant provide a financial guarantee for the benefit of the Town for the cost of demolition plus 10% subject to the execution of documentation satisfactory to the Town Attorney which will include among other things that the demolition will be completed within 2 years of execution of such Agreement.**

All in favor. Motion carries.

7. Public Comment

None

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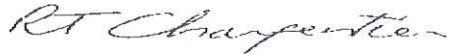
8. Adjournment

a motion was made by Greg Moran and seconded by M. Gerber to adjourn the meeting at 6:50

pm.

All in favor . Motion carries.

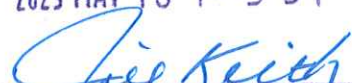
Respectfully submitted,



Roberta Charpentier

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