

**Preston Zoning Board of Appeals
Regular Meeting
Monday, November 14, 2022
Preston Town Hall
6:00 pm**

1. Call to Order

Chairman Moulson called the meeting to order at 6:05 pm

2. Roll Call

Regular Members

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

Alternates

John Sacrey
Nicole Serra

3. Approval of Regular Meeting and Public Hearing minutes of October 11, 2022.

A motion was made by Merrill Gerber and seconded by Nicholas Vegliante to accept Regular Meeting minutes of October 11, 2022 as presented.

All in favor. Motion carries

A motion was made by Nicholas Vegliante and seconded by Greg Moran to accept Public Hearing minutes of October 11, 2022 as presented.

All in favor. Motion carries

4. Communications:

1) e-mail received from Attorney Matthew Greene regarding 11 Hinkley Hill Road

5. Continuation of Public Hearing:

ZBA-2022-002 – R Richard Snarski, 11 Hinckley Hill Road. Applicant seeking to vary Zoning Reg. 3.14.3(e), Lot Access and Driveways, use of a right of way for two (2) lots. Zoning Reg. 3.14.3(a) required access from an accepted town road or state numbered highway, not on a town road. Zoning Reg. 15.2 Dimensional Requirement Required lot frontage on street 250 ft. to zero ft. (0) parcel not on town road. Zoning Reg. 16.5 Rear Lot Development, twenty-five feet required to zero (0) parcel not on town road.

Chairman Moulson explained that 5 ZBA members are needed to vote on this Application. Two of the members missed part or all of the August meeting and have not yet listened to the recording.

Chairman Moulson scheduled a Special Meeting for Monday November 21st to vote on Application 2022-002 and asked that the 2 members listen to the recording of the August meeting before then.

6. Old Business:

Discussion regarding Regular vacancy, must be filled by a Democrat, term through 11/21/2023 and Alternate vacancy. Both would be filled by the Board of Selectman.

No candidates have been found at this time.

7. Old Business:

ZBA-2022-002 – R Richard Snarski, 11 Hinckley Hill Road. Applicant seeking to vary Zoning Reg. 3.14.3(e), Lot Access and Driveways, use of a right of way for two (2) lots. Zoning Reg. 3.14.3(a) required access from an accepted town road or state numbered highway, not on a town road. Zoning Reg. 15.2 Dimensional Requirement Required lot frontage on street 250 ft. to zero ft. (0) parcel not on town road. Zoning Reg. 16.5 Rear Lot Development, twenty-five feet required to zero (0) parcel not on town road.

Vote will be at the December ZBA Meeting

8. New Business:

1) ZBA-2022-003 – Matthew and Jamie Gauthier, 12 N Shore road, for 240 Route 164. Seeking a variance of Zoning Regulation 15.5, rear setback, from 40 ft required to 25ft provided

A Public Hearing will be held on December 12th to vote on Application 2022-003

2) Review and approval of 2023 Meeting Schedule

A motion was made by Nicholas Vegliante and seconded by Greg Moran to approve the Zoning Board of Appeals 2023 Meeting Schedule as presented.

All in favor. Motion carries.

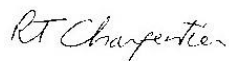
9. Public Comment

None

10. Adjournment

The meeting was adjourned at 7:35 pm.

Respectfully submitted,



Roberta Charpentier
Preston Recording Secretary