**Town of Jefferson**

Office of the Zoning Board of Adjustment

**Minutes**

November 14, 2024

The meeting was called to order at 7:30 pm.

**Members present**: Chairman Kim Perry, Jason Call, Biff Wyman, Wayne Bilquin, alternate

**Absent**: Tom Walker, Rodney Houghton

**Others present**: Charlene Wheeler, Board secretary; Janet & Chet Savage, Megan Ramsey, Shelby Cassidy, David Passios

In the absence of a regular member, Wayne Bilquin was designated a voting member for this meeting.

**Hearing – Case # 230-2023 –Brooks**

Chairman Perry opened the public hearing for an application from Michael Brooks for a Special Exception, Article III, Section 2 of the Land Use Ordinance. He proposes to operate a short-term rental at 22 Crystal Avenue, Map 1, Lot 3B. Board members received copies of the application to examine. No picture of the residence was submitted with the application. Chairman Perry read the application. The residence contains 2 bedrooms and room for 2 roll away beds and 2 baths. The maximum number of guests allowed will be 8. Parking is available for 7 to 8 vehicles. The septic system is rated for 3 bedrooms. The property borders the Portland Pipeline and is accessed from a town-maintained road, Crystal Avenue. Currently the house is under construction and is easily visible from the road. The home has tree line buffers on 3 sides. The rules will be posted for renters including information about the Portland Pipeline. No fireworks, discharge of firearms, etc. will be allowed. Smoke and carbon monoxide detectors will be installed as well as fire extinguishers. Mr. Brooks nor his agent were at the meeting which is one of the Board’s requirements for an applicant.

Chairman Perry opened the meeting to public questions or comments. The Board secretary reported she had received no questions or comments about the application from abutters or the general public. Since abutters and members of the public were in attendance, Chairman Perry allowed testimony. Megan Ramsey said Crystal Avenue was a dead-end street, she was not in favor of having strangers come and go who may not respect the neighborhood. Shelby Cassidy said she was not a huge fan of the plan. The Board secretary asked if a renter’s pets would be allowed. Janet and Chet Savage have property in the town of Lancaster that abuts the Brooks lot. They were not notified but were at the hearing to testify. Their lot is accessed from U.S. Route 2 not Crystal Avenue. The Board secretary was asked to confirm the requirements for notification of abutters located in a different town. Mr. Savage said he was 100% against approval of this application. He has developed many properties in Jefferson as well as in other towns. There are young children who play on this road and in today’s world you won’t know anything about these neighbors who will come and go. This plan is not compatible with the neighborhood. Ms. Cassidy said there have been trailers parked in front of Mr. Brook’s lot and it has been difficult to navigate around then on the road. Since snowmobiles would have access to the Pipeline, would their trailers be a problem parking on the town road and blocking it. Especially in winter when banks of snow are plowed up. Do such trailers count as additional vehicles. Janet Savage said the maximum number of 8 renters is too large, does this agree with the formula for occupancy requirements. Has a safety inspection been done. The ordinance for short-term rentals adopted at the 2024 March meeting and the required Select Board’s conditional use permit were discussed. Mr. Brooks was not available to answer any of these questions or respond to comments.

There being no further questions or comments, Chairman Perry closed the public portion of the hearing.

Board members said they would not make a decision on this application without Mr. Brooks being present. Wayne Bilquin made the motion to continue this hearing on Thursday, December 12 at 7:30 pm, seconded by Biff Wyman. The vote to accept the motion was unanimous. The Board secretary will post notices to that effect. The Board secretary will also contact Mr. Brooks.

Those attending the meeting thanked the Board and left.

**Minutes**

Biff Wyman made the motion to approve the minutes as read of the August 22, 2024, meeting, seconded by Jason Call. The vote to accept the motion was unanimous.

**Other Business**

Chairman Perry and the Board secretary reported on the budget hearing at the Select Board’s meeting on Monday, November 11.

Jason Call updated the Board members on the work being done by the Planning Board. A short discussion followed on the possibility of changes to the Land Use Ordinance to allow two separate residences on a lot of sufficient size.

A hearing on another application to the Zoning Board of Adjustment is also being scheduled for December 12 as well as the continuance of the Brooks hearing. Edward and Roxanne Stanley are asking for a Variance to site a garage closer to a lot line than allowed.

The Board’s next meeting will be on Thursday, December 12, 2024. at 7:30pm.

Wayne Bilquin made the motion to adjourn the meeting, seconded by Biff Wyman. The meeting was adjourned at 9:00 pm.

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Charlene Wheeler

Secretary to the Board