

DRB Hearing

March 27, 2024

Briggs Carriage LLC Conditional Use Hearing

Board Members: Sam Stone, John Peterson, Jack Schneider, Jim Desmarais, Bob Clark

Others in Attendance: Chis Conlin, Jesse Murdock, Cecil Reniche-Smith, Bill Moore, David Steinberg, Allyson Brown, Justin Brown, David Roberts, Steven Jupiter, Vicki Disorda, Caroline Carpenter, Barbara Smith-White, Patrick Snow, Sandy Mayo, Ray Marcoux, Jeff Biasuzzi (Zoning Administrator) and Hillary Knapp (Clerk)

Hearing started at 7:01pm

Jesse Murdock, Bill Moore and Jeff Biasuzzi were sworn in.

No interested party status was requested.

Jesse: The building has 3 residential apartments and 2 commercial units on the main floor and has storage in the basement. We are asking to allow one of the commercial units, to be changed to owner-occupied use. The commercial unit is currently set up as an apartment, but no one has stayed there. I see that it enhances the attractiveness of the building and if we end up keeping the building, we will want to use it.

Jeff: I did not find a permit that had anything to do with changing the vacant space on the ground level. There was a former commercial space there. There is the issue here of converting ground floor commercial to residential. The limit under the zoning section is not more than 50% of the ground floor can be used for residential space, which this seems to comply with. There is nothing in the BLUO that states a difference between an owner occupied and residential use. This is not a concern for the Town, the applicant has identified that there is parking offsite behind the building. In the past there has been a parking spaces behind the Mobil station, which is a public parking lot and has been allowed to be used as off-street parking.

Bob: What about the store front makes these needs a variance as well?

Jeff: The advertised front, where costumers could come in would now be converted into the main access of the residential property. Section 302 in the BLUO, the issue with the store front is 302I Number 2. The reason for the variance, and that store fronts are maintained. The dwelling units have to be to ton he backside of the building and the commercial access is at the front.

Jesse: The store front is maintained; I took as that it is being maintained and we are not planning on changing what the front of the building looks like.

Bill Moore: I want to support this from an Economic development standpoint that we are trying to increase the number of housing units that we have in Town. We are trying to make it easier for housing to happen in Town.

Hearing was closed at 7:16pm