

TOWN OF TEMPLE
ZONING BOARD OF ADJUSTMENT
March 21, 2024 Meeting

ZBA Attendees: Deborah Harling, Emily Sliviak, James Stein, Allan Pickman, James Medeiros

Missing: Lucas Tabolt, Richard Redding

Also in attendance: Cara Nicholl (Minutes), Derek Long, Denise Long

Harling called the meeting to order at 6:33.

The first order of business is the Longs' Request for Variance. They are looking for approval to build an addition. At the March 6th meeting, the ZBA requested that the Longs obtain the original septic design for their property and get an inspector to measure the lot line. Temple's Deputy Building Inspector, Brian Kullgren, determined the addition would be 20-21 feet from the property line.

Medeiros questioned if the 20-21 feet would be enough for the addition. Derek Long replied that this is what the plan is for the addition.

Sliviak motioned to close the public hearing. Medeiros seconded the motion.

Harling posed questions from the Five Variance Criteria to the rest of the ZBA:

The first provision was that the variance will not be contrary to the public interest – namely that the addition will not be visible to abutters. Pickman stated that the addition would not be visible. Stein said the variant would not change the aesthetic of the neighborhood.

There was a unanimous aye.

The second provision questioned if the spirit of the ordinance is observed, especially seeing that the abutters would not be impacted. Pickman and Stein agreed the Longs would not be crowding the abutters.

There was a unanimous aye.

The third provision was to ensure substantial justice is done. Medeiros said the addition will provide the Longs an opportunity to have a place to age. Furthermore, Stein said this decision will not impact the public.

There was a unanimous aye.

The fourth provision is that the values of surrounding properties are not diminished. Harling stated that the addition will likely increase the property values.

There was a unanimous aye.

The fifth provision was the literal enforcement of the provisions of the ordinance would result in an unnecessary hardship. Five literal enforcement of provisions unnecessary hardship Sliviak

stated that the proposed use is reasonable. Stein said that with the property's features and septic system, there is nowhere else to build on that property.

There was a unanimous aye.

Harling asked if there were any conditions we want to put on. Sliviak stated that the minimum allowed footage should be 20 feet from the property line. Harling said that all other permits from the town must be obtained.

Harling motioned that the ZBA approve the Application for Variance under those conditions. Sliviak seconded.

There was a unanimous aye.

The next order of business was to set a date for the All-Purpose Storage hearing. Harling also stated that the ZBA might want to contact a lawyer about the application.

There were questions about the original Notice of Decision for All-Purpose Storage. It originally allowed 110 storage spaces. Harling wants to know how many exist and how many are planned. There are questions about square footage and if there was a maximum allowance, as they are asking to expand from 6,000 square feet to 27,250 square feet. Harling is going to look in the meeting minutes for when it was originally approved. Harling also said they were given permission to do site visits.

Sliviak brought up concerns about their planned hours of operation and whether or not they planned to limit the use of the storage center to certain hours of the day.

Pickman wants to know how many stories the storage center will be.

The ZBA members decided to schedule a hearing for All Purpose Storage on April 18th at 6:30 pm.

The next order of business is recommendations for reappointment to ZBA. Harling is staying on ZBA, as are Pickman and Sliviak. They will notify the board that they are recommending these three for reappointment if everyone is in agreement. The Chair and Vice Chair are decided after reappointment.

The last order of business is the minutes from March 6. There were multiple corrections. Sliviak motioned to approve the minutes as amended. Medeiros seconded the motion.

Harling asked for those in favor of approving minutes as amended.

Harling Aye, Medeiros Aye, Sliviak Aye, Stein Abstain, Pickman Abstain.

Deb moved to adjourn. Sliviak seconded the motion.

Adjourn at 7:10 pm.