

DRAFT

**LEBANON ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING – SITE WALK
MONDAY, SEPTEMBER 8, 2020
351 MERIDEN ROAD, LEBANON
5:30 PM**

MEMBERS PRESENT: Chair William Koppenheffer, Dan Nash, Alan Patterson Sr., Jeremy Katz, Paul McDonough (Alt)

MEMBERS ABSENT: Vice Chair Jennifer Mercer, Dave Newlove, (Alt)

STAFF PRESENT: Tim Corwin (Senior Planner)

1. CALL TO ORDER

The meeting was called to order at 5:30 PM by Chair Koppenheffer.

Mr. Corwin shared the State directive and participation details for an in-person site walk meeting. All Zoning Board members were recognized.

2. SITE WALK

- A. William M. & Lori Grizzaffi, 351 Meriden Road (Tax Map 167, Lot 16), zoned RL-1:** Request for a Variance from Article III, Section 312.2 of the Zoning Ordinance to allow a towing business and vehicular impound yard. *#ZB2020-22-VAR- continued from the August 17, 2020 Zoning Board meeting; hearing to resume at the September 8, 2020 regular Zoning Board meeting at 7pm.*

Bill Grizzaffi was present with his legal counsel, Nick Burke. Matt Maughan, abutter at 341 Meriden Road, was also present.

The Board convened on Mr. Grizzaffi's driveway and inspected the impound yard and the garage interior. In response to questions from the Board, Mr. Grizzaffi and Mr. Burke provided the following information:

- 25 motor vehicles can be stored in the impound yard without "stacking", i.e. while still leaving an access aisle open.
- Employees park in the paved area immediate to the west of the impound yard on the north side of the driveway, as well as in the paved area abutting the south side of the garage.
- At the end of their working day, employees typically take home the tow trucks that they drive.
- Offices for the business are located in West Lebanon.
- The garage was constructed circa 1986.

Mr. Maughan stated that based on a survey he had commissioned, and which was previously provided to the Zoning Board, the stockade fence and some of the landscaping planted by Mr. Grizzaffi to provide screening were located within the minimum required side yard. The Board asked if the surveyor had marked the property boundary with stakes or pins, but it was confirmed that the surveyor's scope of work did not include physical demarcation of the common boundary.

The Board walked over to 341 Meriden Road to observe Mr. Maughan's view of the impound yard from the vantage point of his property. Mr. Maughan pointed out the existing vegetation on the north side of the impound yard and noted that during the winter the vegetation does not provide adequate screening. He

further stated that he would not oppose the proposed use if it were properly screened and if the fence met the minimum required yard setback and was constructed with quality materials and workmanship.

3. ADJOURNMENT:

***A MOTION by Mr. Nash to adjourn the meeting.
Seconded by Mr. Patterson.***

****The Motion was approved (5-0)***

The meeting was adjourned at approximately 6:05 pm.

Respectfully submitted,
Tim Corwin
Senior Planner