

Zoning Board of Adjustment

February 28, 2023

Meeting Minutes

1. Introductions

Board members present at the meeting were Todd Hindinger, Joseph Bublat, Willis Wood, and David Gulbrandsen. John Broker Campbell participated via zoom. Ryan Gumbart, land use administrator, was also in attendance.

The audience members were Carl Wyman and Susan Kissel.

2. Call to order

Todd Hindinger called the meeting to order at 6:35 PM.

3. Agenda Review

There were no changes.

4. Comments from Citizens regarding items not on the agenda

There were none.

5. Approval of Meeting Minutes – January 24, 2023

Todd Hindinger made a motion to approve the minutes of January 24, 2023 as corrected. David Gulbrandsen stated that the last printed Bylaws contained wording about abandoned buildings. Ryan Gumbart stated that it needs to be a separate ordinance vs. a Bylaw per the Town's attorney. Willis Wood seconded it. John Broker Campbell and Joseph Bublat abstained. The motion passed.

6. Public Hearing: Application 23.02.08 by Susan Kissel for the use determination at Lot 4 Harvest Park Road in highway commercial zoning district.

Todd Hinderger opened the hearing at 6:41 PM by reading the Notice of Public Hearing. David Gulbrandsen mentioned that his wife knows Susan Kissel, but he feels that he can be fair at this hearing. There were no ex parte communication or conflicts of interest.

Todd Hinderger made a motion that Susan Kissel, applicant, and Carl Wyman, land owner, to have interested party status. Willis Wood seconded it. All were unanimous. Susan Kissel and Carl Wyman affirmed.

Ryan Gumbart stated that veterinary clinics are not listed as a use for highway commercial districts. This hearing is for a primary determination to be made. Once the determination is made by the Board, then the applicant will either come back for the site plan, or not. It depends upon the Board's decision. The Board members were presented a site plan in their packet. Susan Kessel stated that once the Board decides where it falls, then she would do a site plan.

Exhibit #1 is two pages from Ryan Gumbart. Exhibit #2 is the Notice of Public Hearing. Exhibit #3 is the certificate of postage. Exhibit #4 is the abutters map (2 pages). Exhibit #5 is the Kissel application (7 pages). Exhibit #6 is the letter from Dave Fuller.

Susan Kessel stated that she currently has a small animal vet clinic in Windsor, but does not own the building. She has been looking for a place to purchase and move the clinic to. This parcel is a perfect location and in the highway commercial. It is right off the highway. She has met with the abutter on the north side, Mr. LeClair, and he seems fine with it. At this time, it will not have emergency hours. There will be no outdoor kennels or run. They will just walk the dogs. It will be approximately 2000 sq ft. She mentioned that the Office of Veterinary Board regulates vet clinics.

Carl Wyman stated that there is a subdivision already there, septic has been determined, and it has a road. There is a water deposit with the Town of Weathersfield.

The Board discussed the Bylaws in regards to medical facilities not being permitted in highway commercial. Willis Wood read the definition for medical facility. The Board considered whether or not this was a medical facility. Joseph Bublat stated that it seems like a vet clinic would be a commercial business and would fall into highway commercial. David Gulbrandsen stated that highway commercial is a service to the public. Todd Hinderger read Dave Fuller's email in support of this.

Carl Wyman wanted to know about the time frame because construction takes time. The sooner they find out, the better. They are hoping it happens this year vs. next year. Todd Hinderger stated that the Board has 45 days from today to make their decision.

Willis Wood made a motion to close the hearing at 7:03 PM. Joseph Bublat seconded it. All were unanimous.

7. Meeting date change

The dates and times will remain the same.

8. Recruitment of new Board members

Diana Stillson mentioned that she was asked to be a reference of an interested candidate. Todd Hinderger mentioned that he has two people interested too. The Board discussed the application form.

9. Adjournment

Willis Wood made a motion to adjourn at 7:16 PM. Todd Hinderger seconded it. All were in favor.

Respectfully submitted,

Diana Stillson