

**Town of Alfred
Zoning Board of Appeals Minutes
May 23, 2022**

1. Call to Order

The meeting was called to order at 6:00 pm by Julie Gerrish, ZBA Chair.

2. Roll Call

ZBA members present: Julie Gerrish – Chair, John Morin – Vice Chair, Steven Hyde – Secretary, Rick Hambleton – Member, Heath Bisson – Member, Nate Hanson - Member

Personnel Present: Jim Allaire – Code Enforcement Officer, Liz Dudgeon – Administrative Assistant for ZBA

Others Present: Applicants Ingrid Claesson and Edward Sabatini, Abutter Ron Jacobsen

3. Public Hearing

a. Public Hearing for Ingrid Claesson/Edward Sabatini

Application for Variance Appeal – 12 Olde Farnham Road, Map 5, Lot 61

Request for a relaxed set back variance to tear down and rebuild the lower barn and to construct a connecting, covered manure bay at their farmstead creamery business.

The following points were made:

- This application pertains to the “lower barn”, considered a one or one and a half story building of unknown age but built more recently than the 1790’s barn
- Abutter Ron Jacobsen was present as a current abutter and as an historical source; Mr. Jacobsen had no objections to this application and noted the improvements to this property by the applicants. Mr. Jacobsen’s parents purchased a large tract of land in the 1950’s which included the property in question. The tract was subsequently parceled off; joint tenancy of the current Claesson/Sabatini property was conveyed by warranty deed in 2012.
- Form letters were filed by abutters David Farnham, Wilma Davis and Stephen/Darlene Yates indicating no objections to the proposed application
- An email was filed by Carolyn Scott in support of the proposed application. Her family sold this land to the Jacobsen’s in the 1950’s.
- Mr. Sabatini noted his background in building restoration and the lack of structural integrity in the current lower barn
- Ms. Claesson noted the educational outreach component of this business and outlined their proposal for a new creamery kitchen, covered thru-way and manure bay. The proposed new building would increase space and allow greater efficiencies of operation
- Current setback requirement is 25 feet; the building to be torn down is less than two feet from the back property line. The proposed new building would be 6 feet from the back property line, situated to take advantage of the sun as a warming agent for the animals.
- CEO Jim Allaire observed that the Town of Alfred created a hardship because the setback was well established prior to 1974 when Building Codes were established. He also noted that Alfred’s current Comprehensive Plan is supportive of agriculture.

- b. Public hearing was declared closed at 6:20 pm.

4. New Business

- a. Discussion regarding Ingrid Claesson/Edward Sabatini
Application for Variance Appeal – 12 Olde Farnham Road, Map 5, Lot 61
Request for a related set back variance to tear down and rebuild the lower barn and to construct a connecting, covered manure bay at their Farmstead Creamery Business.

Motion by Mr. Hambleton: **To discuss the Claesson/Sabatini variance appeal.**
Motion seconded by Mr. Morin. Motion carried 6 – 0.

“Undue hardship” criteria reviewed for this application:

1. That the land in question cannot yield a reasonable return unless a variance is granted
2. That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood
3. That the granting of a variance will not alter the essential character of the locality
4. That the hardship is not the result of action taken by the applicant or a prior owner

Ms. Claesson shared recent pictures of the lower barn.

Mrs. Gerrish noted that the ZBA can act on the application for a relaxed setback but this project will still require Planning Board action.

Mrs. Gerrish and Mr. Hyde reviewed the town map regarding road placement.

Mr. Allaire noted the ability of the ZBA to impose conditions to limit future building according to setback requirements

Motion by Mr. Hanson: **To approve the application as presented with the condition that any future additional buildings on the property must meet setback requirements.**

Motion seconded by Mr. Hyde. Motion carried 6 – 0.

Mrs. Gerrish noted that a Findings of Fact for this application will be forthcoming which will need to be recorded at the Registry of Deeds.

5. Minutes

- a. April 25, 2022 Meeting
Motion by Mr. Morin: **To accept the minutes as presented.**
Motion seconded by Mr. Hambleton. Motion carried 6 – 0.

6. Old Business - None

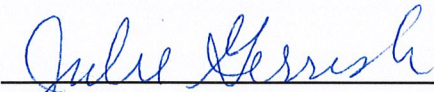
7. Communications – None

8. Miscellaneous

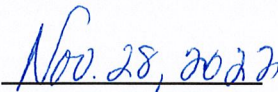
- a. Mrs. Gerrish noted that in light of a recent informational meeting, this Board will need to conduct site walks.
- b. Mrs. Gerrish noted the need to utilize Alfred "work" emails, not personal email accounts for ZBA business
- c. Mr. Allaire noted that a consent agreement on the Gean-Gendron case is still pending; this is in the hands of the attorneys
- d. Mr. Hambleton will not be available for night meetings from June 5, 2022 – October due to his work schedule
- e. Mrs. Gerrish is in the process of compiling notebooks for ZBA members

9. Adjournment

Mr. Hambleton made the motion **to adjourn the meeting at 6:58 pm.**
Motion seconded by Mr. Morin. Motion carried 6 - 0.



Julie Gerrish, Chair



Date

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Select Board