

Zoning Board of Adjustment, Surry

Meeting minutes for Thursday, March 19, 2025

Called to order at 7:00pm.

Members present: Jay Croteau, Ken Maynard, Eric Eichner, John Burglund
Four members of the community in attendance.

Old business:

Jay, chairman, addressed the board; "Linda Bergevin was not able to make the meeting tonight. I was also only expecting to have three members of the board in attendance, it's nice to see everyone. Our first order of business as noticed is to continue our deliberations on the application presented at our last meeting public hearing for Tree agents LLC. Without our secretary, I feel the official record of this case would be in jeopardy of completeness and accuracy in a case where that cannot happen. Also, I only expected three members of the board which meant that a decision tonight would need to be unanimous. I question the fairness of this for the applicant. I spoke with council for Tree Agents LLC via email about asking for a motion to continue to the board tonight because of the mentioned reasons and alerted Ms. Hartigan not to make the drive over tonight just for that motion. She thanks me for the alert as they were planning to attend and other than 3/26, she was free most nights. Do I have a motion to continue?"

Eric Eichner: Motion to continue, to a date of Thursday April, 10 2025.

Ken Maynard: Second

Vote by board was yes, 4-0

Deliberations will continue 4/10/2025, minutes for the previous meeting were not approved/discussed and chairman allowed no discussion on the case.

New business:

An application for Special Exception was presented to the board by Matthew Goodwin of Old Walpole Rd. for consideration on next agenda.

The application was reviewed by the board. The board asked if Matt could explain to them what he is proposing to do on the application.

Matt: Proposes to have at his home in an accessory barn, a local artisan farm and craft shop. He would like to sell products such as excess eggs his chickens produce, locally made wood

crafts, produce, maple syrup...also would like to have a “goat yoga” class once a week in the same space. His house is in the rural residential zone although the barn sits back off the road possibly in the general zone if 300’ back. It is expected that one car per day to visit this shop. Goat yoga class would produce a few more on the day of the class.

The board discussed the Cottage Industry definition in the Surry Zoning Ordinance. “Means any business or industry in which the work is done by the occupant or occupants of one dwelling unit on the lot where the business or industry is located.” Cottage Industry is permitted in this zone. Article III D. goes on to explain the conditions that must be met to be considered a cottage industry.

The board discussed the particulars of the proposal and feels that his proposed use would be that of a cottage industry. If the use would change to larger scope including outside employees working 20hrs+ per week, more than 10 vehicular traffic visits per day, and/or an increase in noise above 65 decibels measured at the property lines, than a Special exception would need to be applied for or operations ceased.

Eric: Motion to not accept Mr. Goodwins application for Special Exception and to consider his proposal as a Cottage Industry as defined in the Surry zoning ordinance.

John: Second

Vote by the board Yes, 4-0 the motion passes

No other business

Eric: Motion to adjourn

Ken: second

Meeting closed 7:36pm