

Lincoln ZBA Meeting Minutes For a site visit held on November 18, 2021

Attended the site visit at 233 East River Road:

Tommie Thompson (ZBA Chair), Nicole Lee (ZBA Clerk), Barry Olson (ZBA), Harry Reynolds (ZBA), Serena Fox (ZBA), Josiah Jackson (ZBA), Dave Wood (waiver request applicant)

1. The continuation of the hearing for Waiver request application # 21-090 was called to order at 11:05 am at the proposed solar canopy location.
2. Footers for the solar canopy are installed at the site.
3. The solar canopy is designed to be 5.5 feet from the property line, footers are 11 feet from the property line.
4. The solar canopy configuration is due to the existing septic system location and best location for solar gain.
5. Chris Acker installed the distribution box for the septic system.
6. Dave walked over to the distribution box location in the backyard and explained that there are three PVC pipes that lead to 3 concrete boxes, which are basically dry wells due to good soil drainage.
7. The group observed possible solar obstructions in the backyard – tall hardwood trees to the south, hotel to the west, hardwood tree covered ridge to the east.
8. The fence along the back of the yard runs along the property line that abuts Mark Atkin's property.
9. 20 feet from the property line was indicated with a tape measure for a visual reference of the required setback as per Lincoln's Zoning Regulations.
10. Tommie mentioned that he will meet with Chris Acker at the site to determine locations of the septic system components.
11. Motion to adjourn.
12. Harry seconded.
13. Regarding the solar canopy, Nicole asked if a different configuration (shape) or if relocating it within the backyard would be considered.
14. Dave stated that the proposed solar canopy location was determined by Sun Common to be the best location to receive the most solar.
15. The cost of the new solar panel structure doesn't make sense to Dave if it cannot be positioned to receive the most solar possible.
16. Motion to adjourn.
17. Noes have it.
18. Motion to continue the hearing on Monday, December 6th, 2021 at 7:00 pm at the Town Office and Zoom.
19. Barry seconded – ayes have it.

Respectfully submitted on November 22, 2021 by Nicole Lee, ZBA Clerk