

Town of Raymond Zoning Board of Appeals Site Walk Report  
Location: 402 Webbs Mills Road  
Site Walk Date: Mar 18, 2023 9:00am

Attendees:

Property Owner: Nicole Starrett  
ZBA: Greg Dean, David Murch, Pete Lockwood, Fred Miller  
Appellant: Ed Cheever, Aga Dixon (counsel)  
Abutters: Jon Levitre, Louise Levitre, Steve Kelly

NOTE: This report contains the reflections and notes from all board members but are not factual findings made by the Board.

Report:

The site walk commenced on time. David Murch addressed the attendees and stated that the board has a quorum. A brief summary of the intent of the walk was given. David asked for questions regarding the procedure.

It was asked why the public hearing would be zoom only. David explained that this was standard procedure and that it would be required as one of the board members anticipated not being present.

It was asked who controls the speaking at the public hearing. David explained that there will be a specific time available for public comment. As a follow up, David clarified that questions may be directed to the chair during the public hearing.

It was asked if this was the first site walk and why it was occurring. David explained that this was the first time the ZBA had done a site walk for the Salli Cheever appeal.

David asked Nicole to provide a tour of the property. A tour ensued counterclockwise around the property starting at the road downhill from the house. A concern was raised with respect to the ability of everyone's hearing. David encouraged everyone to move closer.

David asked what the use of the large, covered shelter was and Nicole said, "mostly business". David asked if two piles near the back of the property were sand and salt. Nicole answered, "it appears to be".

We moved to another shelter at the back of the property that Nicole explained was for personal use. David asked if there were any business items stored inside. Nicole said, "maybe some tools". David asked if there were any business vehicles, Nicole said "no".

We moved to a large snow pile at the rear of the property. David inquired about the pile. Nicole explained that it was from plowing. David asked about a concrete tank in/near the pile. Nicole said it was slated to go to a job. Jon Levitre asked about water drainage on the property. Nicole said there was a culvert. Jon asked about a pond. Nicole said it was still there. Jon asked what work was being done at night. Nicole said "just work". An abutter asked if the pond had been affected, there was no answer.

We focused our attention on an area with piping on the ground. David asked if the excavator was for business use. Nicole confirmed that it was. At David's request, Nicole identifies the "loader arms" and says it is for personal use.

The conversation moves to property lines. Nicole points us to the rear property line. The clearing extends to the line. David asks to identify the Cheever's property line. Ed points in the direction of his property.

Jon Levitre asks how much wood is processed. Nicole says 4-6 cords but isn't sure. Jon asks if there will be additional wood processing, Nicole says, yes.

David asks about the source of large piles near the rear of the property. Nicole explains that they loam and gravel for business use and that they did not exist at the last site walk.

Jon Levitre asks about the source of the firewood. Nicole explains that it's a by-product of clearing done at new jobs and states that it is not a business. She is asked if they are compensated for the wood. Nicole explains that they are not compensated, and it's included in the clearing.

David asks about two mounds and Nicole explains that it's rocks and/or other material and that there is no truck access. David asks about a mound of snow, of which Nicole is unclear if it is just snow or "maybe other stuff".

Louise Levitre asks about the source of the fill used. Nicole explained that it is rocks and gravel and there might be some reclaimed asphalt spilled over. Jon Levitre asks if there is asphalt in the fill, Nicole says no. Jon asks what was being dug. Nicole says she doesn't know. Jon asks who was digging, Nicole refuses to answer. Visual observations were limited in this area of the property due to the natural snow cover on the ground.

David asks if the hay is for personal or business use and Nicole replies, "business".

Fred Miller asks if there is a stream near the edge of the property. Nicole confirms there is. A general conversation ensues about the history of the stream. Steve Kelly shares pictures and suggests that the state moved it.

David asks if the large greenhouse-shaped structure is for business use and Nicole confirms that it is.

Jon Levitre stated that he observed a small amount of what appeared to be fuel on the ground near the structure.

Jon Levitre asks if vehicle count restrictions apply to both exposed and covered vehicles. David suggests that the public hearing is the best time to inquire.

David asks to confirm if an apparent pile of loam is indeed loam. Nicole confirms that it is indeed loam for business use, but it hasn't been used for 6 years.

David asks to confirm if miscellaneous items are for business use and Nicole confirms that they are. Aga Dixon asks for the items to be identified and they are identified as a bucket [to a front-end loader], wood chipper, and a trench box.

David asks about the source of a pile of wood. Nicole says that it's from a job and needs to be thrown out.

David asks about an item that is identified by Nicole as a rented "Grinder Sweeper".

David asks about the use of the four trailers all parked side by side. Nicole says the two in the middle are for business and the two on the ends are personal. The trailers are used for storage.

Jon Levitre asks if they install septic systems. Nicole answers, yes.

David asks about the source of wood and cement on the ground. Nicole says they are from the business.

David asks about the use of the lean-to. Nicole answers that it is mixed use.

David asks about a mound. Nicole identifies it as wood shavings and bark.

David asks about additional items on the ground and Nicole identifies them as "abandoned business items". There is a specific reference to an item labeled "KELLY" - Nicole says it was a personal gift.

David asks if the wood splitter is for business use or personal use. Nicole states that it's for personal use. David asks about the source of the wood on the ground. Nicole is unsure but thinks it may be from a job site. Attention is drawn to three apparent cages behind the lean-to. Nicole explains that they are for personal use and used for holding split wood. Aga asks how the wood splitter works. Nicole answers that it is PTO driven.

Aga asks how the wood gets from the pile to the splitter. Nicole answers that they use an excavator.

Aga asks who Nicole's father-in-law is. Nicole shares his name (Jon Starrett). Aga asks where he lives. Nicole shares that he lives in Farmington.

Fred Miller asks for confirmation of a culvert spanning the road.

A large gravel pile near the bottom of the hill is identified as "just from plowing". It contains crushed rock. David asks about the use of the crushed rock. Nicole explains that the rock is for business use.

Louise Levitre asks David to clarify the purpose of the ZBA. David explains that we are here to visually observe and clarify, and there will be a discussion at the public hearing.

The board's attention turns to a metal storage structure. David asks if it's for business or personal use. Nicole says that the tractor is personal and everything else is business. David asks about the sweeper. Nicole says it's for business use. Nicole identifies an item as a power rake and states that it is for business use.

Ed Cheever points out a large (approx. 12" by 6") piece of asphalt in the gravel pile that was previously identified as "just from plowing".

Aga Dixon draws the attention of the board to 13 bags/containers that contain firewood. Several of the board members observe the bags are branded as TYOGA, are 42"x30"x58" in dimension, and have a capacity of 2500 lbs.

David asks about the contents of a wooden box with a label "Tank Fuel". Nicole does not know what's inside and is unable to open it. David asks that she find out and inform the ZBA. [Per the Board's request, Nicole provided an email on March 20<sup>th</sup>, 2023 advising the box in question contains an empty fuel tank that is a spare for one of the dump trucks they own.

Aga asks Nicole why her husband is not in attendance. Nicole says that he is out of state, but that he attends zoom meetings and is involved.

Aga Dixon asks David about communication preferences. David asks that communication be sent to Sandy.