

Town of Nichols



Zoning Board of Appeals Meeting Minutes

Date: March 25, 2026

Location: Town of Nichols Town Hall

Meeting Called to Order: 6:12 PM

Roll Call

Present:

- Amy Moesch
- Meghan DePue
- John Kopacko
- Steve Lounsberry
- Marcy Hill, Secretary

Absent:

- Steve Varga
-

Public Hearing:

A public hearing was opened at 6:12 PM regarding an application for a Special Use Permit in an Agricultural/Residential zoning district to allow for the construction and operation of a retail store.

Public Comment:

- Mr. Donald Brainard spoke in favor of the project, stating his belief that it would be a positive asset to the community and bring overall benefit. He noted that traffic should not present a significant issue and expressed a preference for a retail store over a solar farm.
- Mr. Roden raised questions regarding the site layout, specifically addressing the easement for the adjacent farm field. He expressed concern that the easement remains limited strictly to agricultural use and not be utilized for any commercial activity related to the proposed store.
- Mr. Leonard stated he had no objection to the project overall but commented that he would not prefer to live directly across from such a development.
- Mr. and Mrs. Brainard further commented on the applicant, noting a positive relationship with the family and describing them as industrious and community-minded. They encouraged continued neighbor involvement and communication.

There being no further comments, the public hearing was closed at 6:20 PM.

Board Discussion

The Board discussed the application and noted the following:

- The property is located within an Agricultural/Residential zoning district.
- The request is for a Special Use Permit, which applies specifically to the proposed use and does not run with the land in perpetuity like a use variance.
- The Board may impose reasonable conditions on the approval, including limitations on easement use and periodic review.
- Violation of any imposed conditions may result in revocation of the permit.

Board Member Amy expressed support for approving the permit with appropriate conditions, including restrictions on easement use.

Motion made by Amy Moesch, seconded by John Kopacko, to approve the Special Use Permit with the following conditions:

1. The Special Use Permit shall be subject to review in five (5) years.
2. The existing easement shall not be used for any business or commercial purposes related to the store and shall remain limited to agricultural use only.

Roll Call Vote: Amy Moesch– Aye, Meghan DePue– Aye, John Kopacko – Aye, Steve Lounsberry – Aye

Result: Motion carried unanimously.

Adjournment

Meeting adjourned at: 6:30 PM