



# Zoning Board of Appeals Planning Board

Minutes of Wednesday, November 2, 2016 – 7:00 PM

**Board of Appeals members present:** Charles Dudek, Gerry Mann, Osa Flory & Marcianna Caplis

**Planning Board members present:** James Locke, Robert Barker, Charles Dudek, Susan Snow

**Applicants Present:** Susan Fortgang, David Nehring

**Public Present:** Michael Hebert, Eleanor Hebert, Susan Fortgang, Stuart Krantz, Fran Ryan-Reporter, Mary Dudek, Kevin Wilson, Linda Rowley, and Louis Hasbrouck-Building Inspector

## **Planning Board Site Plan Report to Zoning Board of Appeals for 16 Walpole Road**

(JL) of the Planning Board opened the public meeting. He noted that Brenda Lessard was recording the meeting for accuracy of Minutes and asked if anyone else was recording. No one came forward.

(JL) also noted that due to a quorum issue, Charles Dudek would sit on the Planning Board to submit the report to the Zoning Board of Appeals. At the conclusion of their submittal, (CD) would sit on the Zoning Board of Appeals. He is a member of the Planning Board and the Chair of the Zoning Board of Appeals.

(JL) reported that according to 6.61c of the Zoning Bylaw, the Planning Board finds that the proposed project constitutes a suitable development subject to any conditions, modifications, and/or restrictions the Planning Board may deem necessary.

(JL) proceeded to read portions of the report dated 10/24/16 (which is attached).

Motion made (RB) and seconded (SS) to close the Planning Board portion of the meeting. Motion so passed.

(CD) moved over to the Zoning Board of Appeals Board at this point.

(CD) noted that the members making a decision regarding Susan Fortgang and David Nehrings application for a Special Permit would be (OF) and (MC) and himself.

The Zoning Board of Appeals is not ready to make a decision. The Board decided on Tuesday, November 15<sup>th</sup> at 6 pm for the decision meeting.

Motion made (MC) and seconded (OF) to close the 16 Walpole portion of the meeting. Motion so voted.

The Board opened the meeting again at 8:00 pm to finalize the decision for 106 South Street for Blue Planet Energy. A draft of the decision dated had been given to the Board for input.

(CD) proposed changing the words opposed to “denied” regarding the vote by the Board. The Board was in unanimous agreement.

The Board unanimously also wanted “one resident in favor of the permit” inserted under findings.

There was discussion of wood harvested on Mr. Hebert’s own land or wood being trucked in. There were also some grammatical changes made.

Motion made (MC) and seconded (OF) to accept the decision as written with the proposed changes. Motion so voted.

Motion made (MC) and seconded (OF) to adjourn. Motion so voted.

Respectfully submitted,

Brenda Lessard, Secretary