



Zoning Board of Appeals

Minutes of Tuesday, April 26, 2016 – 7:00 PM

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

Applicants Present: Susan Fortgang & David Nehring, Ed Etheridge, Attorney

Public Present: Lynn & Michael Moran, Louis Hasbrouck (Building Inspector), Mary Dudek, Richard Schmith, Jim Locke (Planning Board), Philip Merritt, Richard Briggs, Susan Briggs, Bill Turner (Highway Superintendent), Kevin Wilson, and Linda Rowley.

Fortgang/Nehring Pubic Hearing-16 Walpole Road

The Public Hearing was scheduled for an application by Susan Fortgang and David Nehring who own 16 Walpole Road, known as Assessors Map G, Lots 65.0 and 65.A and Map K, Lot 14, for a Special Permit as required by Section 3.2 of the Zoning Bylaw of Williamsburg to operate an event venue as a recreational business located at 16 Walpole Road. This property is called Valley View Farm.

Charles Dudek, Chairman, opened the Public Hearing at 7:04 pm. (CD) noted that after a discussion with the Planning Board, the two Boards are in agreement that the proposed use requires a Site Plan Review due to the total event use will exceed 5000 square feet. The Zoning Bylaws require a Site Plan Review to hold a Joint Public Hearing with the Zoning Board of Appeals and the Planning Board. Jim Locke, who is the Planning Board Chair, agreed that a joint hearing must be held with the Planning Board and Zoning Board of Appeals for a Site Plan Review. No application for a Site Plan Review has been submitted yet.

(GM) moved to continue the Public Hearing to a future date and to hold the Joint Public Hearing on that date with the Planning Board for the Site Plan Review due to the project exceeding 5000 square feet.

Mr. Etheridge, the Attorney for Ms. Fortgang and Mr. Nehring asked for a date certain for the hearing. (JL) stated that the Planning Board has another Site Plan Review underway and that will be done by June 9th. The date of June 13, 2016 was set as a date certain for the Joint Public Hearing.

(GM) motion was seconded by (CD) and the motion was so voted.

Motion made (GM) and seconded (MC) to adjourn at 7:15 pm. Motion so voted.

Respectfully submitted,

Brenda Lessard, Secretary