



Zoning Board of Appeals

Minutes of Tuesday, November 15, 2016 – 6:00 PM

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

Planning Board members present: James Locke

Applicants Present: Susan Fortgang

Public Present: Mary Dudek, Chris Flory, Fran Ryan-reporter, Louis Hasbrouck-Building Inspector

Decision Meeting 16 Walpole Road

(CD) Chairman 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.

This meeting is for a decision regarding the Special Permit application from Susan Fortgang and David Nehring, of 16 Walpole Road to operate an event venue at 16 Walpole Road.

(CD) noted that he had received an email from Susan Fortgang regarding (MC) sitting in on the decision as she is also a member of the Conservation Commission. (CD) asked Ms. Fortgang to clarify.

Ms. Fortgang stated there is an enforcement order from the Conservation Commission and would like a separation of the Special Permit and the Conservation order as they are two separate issues.

(CD) noted that raising the issue puts a cloud over the proceedings. The Zoning Board of Appeals is interested in protecting the Town and would like the advice of Town Counsel on this issue.

The Board will seek advice from Town Counsel and will reschedule this decision to Tuesday, November 22, 2016 at 6:00pm. Motion made (OF) and seconded (GM) to close the decision meeting portion of the meeting. Motion so voted.

Motion made (GM) and seconded (OF) to approve the Minutes of 1/26/16 as corrected. Motion so voted.

Motion made (GM) and seconded (CD) to approve the Minutes of 4/26/16 as written. Motion so voted.

Motion made (OF) and seconded (CD) to approve the Minutes of 3/31/16 as written. Motion so voted.

Motion made (CD) and seconded (MC) to approve the Minutes of 6/13/16 as written. Motion so voted.

Motion made (GM) and seconded (MC) to approve the Minutes of 8/10/16 as amended. Motion so voted.

Motion made (MC) and seconded (GM) to approve the Minutes of 8/18/16 as written. Motion so voted.

Motion made (CD) and seconded (OF) to approve the Minutes of 9/15/16 as written. Motion so voted.

Motion made (CD) and seconded (OF) to approve the Minutes of 10/3/16 as corrected. Motion so voted.

Louis Hasbrouck spoke to the Board about a resident who would like to build a new house but live in the old house while the new home is being built. There is a question if this would require a Special Permit as the “accessory buildings” would exceed 1500 square feet.

Motion made (MC) and seconded (CD) to adjourn the meeting. Motion so voted.

Respectfully submitted,

Brenda Lessard, Secretary