



# Zoning Board of Appeals

Minutes of Tuesday, May 2, 2017 – 6:30 PM

**Board of Appeals members present:** Charles Dudek, Gerry Mann, Osa Flory, Marciana Caplis, and Mimi Kaplan (at 7pm)  
**Public Present:** Susan Fortgang, Chris Flory, Jeff Ovitt & Alex Kassell

Informal Meeting with Susan Fortgang-16 Walpole, Jeff Ovitt-11 Goshen Rd, & Alex Kassell-46 Hyde Hill Rd.

**6:30 pm**-The Board met with Susan Fortgang regarding her Special Permit for 16 Walpole Road. She sent an email requesting some modifications regarding the conditions of her Special Permit dated November 22, 2016. She would like to extend her hours of operation, increase the amount of participants at an event from 200 to 300 and to be allowed to hold up to six events with amplified music outdoors each year.

After some brief discussion, the Board stated that Ms. Fortgang had two options. She could request the ZBA to modify the conditions of the Special Permit or wait until the end of the term of the Special Permit and request these modifications when she comes before the Board in January of 2018. The Board will need to know why she wants the change, what she would like to change and a letter of intent with Special Permit modification on the application. These modifications would require another public hearing. This ended the informal meeting with Ms. Fortgang.

The Board discussed some emails received regarding 74 Village Hill Road and some input regarding proposed zoning bylaw changes.

**7:00 pm**-The Board met with Jeff Ovitt regarding his plans for an addition at a property he owns at 11 Goshen Road. The Board listened to his proposed plans and told Mr. Ovitt he would need to apply for a Special Permit so the Board could make a finding. His property is non-conforming at present and the only issue is whether the proposed work would be more detrimental to the community than what is already there. This ended the informal meeting with Mr. Ovitt.

## **Minutes:**

Motion made (MC) and seconded (OF) to accept the Minutes of 10/3/16 as written. Motion so voted.  
Motion made (OF) and seconded (MC) to accept the Minutes of 10/11/16 as written. Motion so voted.  
Motion made (MC) and seconded (OF) to accept the Minutes of 11/22/16 as written. Motion so voted.  
Motion made (OF) and seconded (MC) to accept the Minutes of 12/1/16 as written. Motion so voted.  
Motion made (MC) and seconded (OF) to accept the Minutes of 1/18/17 as written. Motion so voted.  
Motion made (MC) and seconded (OF) to accept the Minutes of 1/25/17 as written. Motion so voted.  
Motion made (OF) and seconded (MC) to accept the Minutes of 2/14/17 as written. Motion so voted.  
Motion made (GM) and seconded (OF) to accept the Minutes of 3/10/17 as written. Motion so voted.

**7:30 pm**-The Board met with Alex Kassell who is planning to purchase 46 Hyde Hill Road regarding a multiuse building he would like to build on the property with a metal fabrication shop. The Board discussed some of his plans for the building he wants to construct. The Board informed Mr. Kassell that once he purchases the property he will need to apply for a Special Permit to construct his multiuse building.

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

Respectfully submitted,

Brenda Lessard, Secretary