



Zoning Board of Appeals

Minutes of Friday, March 10, 2017 – 4:00 PM

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

Public Present: Susan Fortgang

This is an informal meeting with Susan Fortgang, 16 Walpole Road regarding her special permit.

Ms. Fortgang is looking ahead to future events. She has had some requests to hold an agricultural event which would have 400 people attend. It is an anniversary event for CISA and they would like to hold it outside and have live music and a later closing time. The special permit only allows music indoors and a 10 pm closing time.

Ms. Fortgang has addressed this with Louis Hasbrouck. She has a winery license which has an 11pm closing time. It is not part of the event venue area. She has also spoken with the Board of Selectmen who will approve a later closing time. Louis Hasbrouck stated to her it was okay to have the lights on later as that would be a safety issue if they were shut off with people there.

The two questions are the live music outdoors and the number of people allowed at an event.

Ms. Fortgang stated that last fall prior to her obtaining her special permit, the farm held an outdoor theater event that was attended by 1200 people over the weekend. Her question to the Board is what makes an event an agricultural event or not. What is restricted by the special permit and what is allowed by right under the State's farm laws.

(GM) stated to amend the special permit would require another public hearing. Ms. Fortgang can request to reapply to amend the conditions of the special permit. The Board can add flexibility regarding the number of people but the outdoor music is prohibited by the special permit and would not be allowed.

The Board would like an opinion from the Town Attorney. (CD) will consult with the attorney and the Board will meet again with Ms. Fortgang.

Respectfully submitted,

Brenda Lessard, Secretary