

WESTHAMPTON ZONING BOARD OF APPEALS

MINUTES FOR MEETING OF AUGUST 8, 2017

The meeting was called to order at 7:04 PM. Members present: L. Aloisi, Chair, J. Kelsey, S. Morrigan, W. Parks, S. St. Marie, and W. Tracy. Members absent: none. Guests present: M. Powers, G. Curtis, E. Rickey, A. Kellogg, S. Holt, J. Zimmerman, M. Hathaway, R. Benoit, D. Benoit, and T. Fondakowski.

Minutes

The minutes for the June 13 meeting, as revised, were reviewed. Mr. Kelsey moved, and Mr. Aloisi seconded the motion, to approve the minutes as revised. The vote was 5 in favor and 1 abstention.

The minutes for the July 11th meeting were reviewed. Mr. Kelsey moved, and Mr. Parks seconded the motion, to approve the minutes. The vote was unanimous in favor of approving the minutes.

Walk-In Requests

There were no walk-in requests.

Old Business

Zoning Bylaws Review Committee: Mr. Kelsey discussed the progress of the Committee. He announced that the meeting for September would be from 7:00-9:00 PM on the second Tuesday. He mentioned the concepts of an overlay district for the downtown.

Ms. Morrigan expressed concern about the wording in the Committee's minutes, which had reflected that Mr. Kelsey had reported that the ZBA's major area of concern was Pine Island Lake. After discussion, Mr. Kelsey agreed to correct the Committee's minutes to reflect that Pine Island Lake is an area of higher density of non-conforming lots.

Mr. Kelsey said that the Committee was looking into a solar bylaw, a wireless communication tower bylaw, a medical marijuana bylaw, and a moratorium relating to recreational marijuana. He also mentioned the need to deal with subjects such as alternative energy sources like windmills and animal manure digesters.

109 Northwest Road

The ZBA then reviewed the draft Decision dated August 9, 2017 and made a number of suggestions for revision. Mr. Tracy moved, and Mr. Parks seconded the motion, to approve the Decision as revised. The vote was 5 in favor (J. Kelsey, S. Morrigan, W. Parks, S. St. Marie, and W. Tracy) with 1 abstention (L. Aloisi).

The ZBA then reviewed a letter from Mr. Miller, the former building inspector, about 109 Northwest Road. Mr. Tracy moved, and Mr. St. Marie seconded the motion, to graciously accept Mr. Miller's letter and enter it into the file. The motion passed unanimously.

Ms. Kellogg then presented an unsigned letter from Peter and Kristin Huntley regarding an intent to sell agreement with Ms. Kellogg. Ms. Kellogg then asked the ZBA when she could meet with the Board again. The ZBA then instructed the Clerk to notice a meeting at 7:00 PM

on August 22, 2017, in the Town Hall Annex, for the sole purpose of review of status of application for building permit, 109 Northwest Road.

New Business

Ms. Curtis then presented materials that the Zoning Bylaws Review Committee would be discussing at its next meeting on the subjects of ANR and Site Plan. She noted that the Committee would be defining the terms building lot, surveyed lot, and site plan.

Mr. Tracy moved, and Mr. Parks seconded the motion, to adjourn the meeting. The vote was unanimous in favor, and the meeting adjourned at 8:45 PM.

Respectfully submitted,

Shirley P. Morrigan
Clerk