

Zoning Board of Appeals
Minutes of December 8, 2020
Town Hall, Westhampton, MA

Present: Bill Tracy, Dave Loven, Peter Ignatovich, Laurie Sanders

Bill Tracy opened the meeting at 7 pm.

Minutes of 11/10: Peter made a motion to accept the minutes from the regular meeting. Dave Loven seconded. All in favor.

Minutes of 11/19: Peter made a motion to accept the minutes from the Variance hearing for Deborah Burkhalter. Dave Loven seconded. All in favor.

Walk-In request: Shannon Finnessey is building a house on Mine Road. The house meets all the front & side setback requirements and also height (30'9" roof line, with top of chimney at 33' 9"). Laurie motioned for a sign off on the building inspector's sheet. Peter seconded. All in favor, with Dave Loven abstaining. Bill signed the form.

Zoom meetings & hearings due to COVID: Bill noted that he has been in touch the Board of Health about future meetings and public hearings can be done on zoom. This is due to COVID limitations on number of people allowed in town hall.

Special Permit 219: Paul Facticeau attended and has submitted a new Special Permit application for the construction of a barn. The Board made a motion to schedule the *public hearing for the special permit on Wednesday, January 13 at 6 pm via ZOOM*. Peter made the motion, Dave seconded. All in favor.

Special Permit 220: Steve Holt attended regarding the Variance request by the Town of Westhampton's Public Safety Complex Committee for a variance on Stage Road for the new building. Holt noted that a variance had previously been given for Southampton Road, but with the new building, that side set-back will come into compliance. The new Variance request is that the building is too close to the ROW for Stage Road.

A public hearing will be held for the Town of Westhampton's Variance request (v220) for approval to site the new public safety complex 45 feet from the Stage Road right-of-way via Zoom on January 19 at 6 pm. Peter made the motion, Dave seconded. All in favor.

Building Permit Sign-Off: Bill Tracy reported that he had signed off on a building permit for Martin Downey on Fisher Hill.

Sign Offs

Motion: The ZBA authorizes Bill Tracy (chair) the ability to sign-off on any new construction that complies with all setbacks and height limits. If the request comes within a week of the next regularly scheduled meeting, the applicant will be instructed to attend the meeting so that the entire board can review the project. LS makes motion; Peter seconded. All in favor.

Legal Ad Fees

Laurie noted that the fee for the ZBA application no longer covers the cost of posting the legal ad in the Gazette, which the ZBA does for the applicant. The ZBA also sends out the abutter notification forms.

Motion: Request that the Selectboard vote to require that all legal ad fees be paid for by the applicant for any future applications. This amount is in addition to the normal fee made by the applicant. Dave & Laurie made the motion. Peter seconded. All in favor.

Motion to adjourn by Dave at 8:20 pm. Peter seconded. All in favor.

Next meeting: January 12 at 7 pm.

Submitted Laurie Sanders, Clerk.