

**Zoning Board of Appeals
Regular Meeting, via Zoom
April 13, 2021**

Attending: Peter Ignatovich, Bill Tracy, Laurie Sanders, John Kelsey, Dave Loven

Joining the meeting as members of the public were Chuck Conner, Megan Conner Dragon, Jesse Fortier, Wesley Fortier, Mark Reed, Amanda Zedonis Kemp, Emily Estes, Peter Whalen, Paul Facteau, Shirl Morrigan, Ginny Curtis.

Bill Tracy called the meeting to order at 7:30.

Approval of Minutes: Peter Ignatovich moved that the March minutes be accepted. Bill Traced seconded. All were in favor.

Bill Tracy will prepare minutes from the February meeting.

New Business

Special Permit Application for 1 Main Road (v222)

Bill Tracy said that the Conner application had gone to the Planning Board, but their application requires ZBA review. **A public hearing was set for May 18 at 7 pm via zoom, for 1 main Road.**

Chuck Conner and Attorney Kemp had nothing to add.

Bill noted that the ZBA had received information for the City of Northampton's planner that the City only requires 175' of frontage for a business and is not concerned with this application. The frontage in Northampton is longer than the City requires.

Walk-Ins

Peter Whalen and Emily Estes explained that the Ugone/Whalen family will be doing work on a house on Pine Island Lake. It is a non-conforming lot and they will shift the building 2.6 degrees, which will make it less non-conforming (6' 5" from property line to 7'). The setback on the other side boundary (20') is met.

John Kelsey stated that the plan should be submitted to the building inspector to evaluate whether the change warranted ZBA review.

Estes stated that they had already submitted the plan of work to the Conservation Commission.

Paul Facteau said that he looked into the Special Permit vs Variance case law and stated that he will be resubmitting his application as a Special Permit. John Kelsey said to submit the application and then it can be reviewed. Facteau said the revised plan will have a reduced building height and he will submit information on case law, plus the relevant minutes from the previous ZBA permit that allowed the outbuilding to be constructed on the lot.

Old Business

Motion: A motion was made to allow approval of legal payments by either the secretary or the chair.

John Kelsey made the motion, Peter Ignatovich seconded. All were in favor.

Adjourn: John Kelsey made a motion to adjourn. Dave Loven seconded.
All in favor. The meeting was adjourned at 7:56 pm.