



**Town of Whitingham
Zoning Board of Adjustment**

MINUTES OF SEPTEMBER 7, 2023 PUBLIC HEARING

Attendees:

ZBA members: Marshall Dix, Chair; Troy Felisko, and Lyman Tefft

Zoning Administrator/ZBA Clerk: Gig Zboray

Planning Commission Members: Joe Saladino, Peter Barus, Brad Lackey, Keith Thompson

Applicants: Michelle Post

Others: Bill Coombs

Call to Order. Additions or Changes to Agenda:

Marshall Dix called the meeting to order at 6:31pm. There were no additions or changes to the agenda.

Hearing of visitors (for concerns not on the agenda)

None

Open Hearing

Introductions were made around the room.

Open Hearing Mr. Dix opened the hearing, receiving permission to dispense with reading the warning.

Applicant to explain what they are asking for Michelle Post explained that she and her husband purchased the building in 2010 with the idea that they would have artist's studio, with show-room. Ms. Post thinks that at least 20 cars can park easily. Hours of operations would not be a lot, one week a month; two openings per year when there could be 20 cars in the parking lot; minimal effect on the neighborhood. No lighting planned for outside, there are two existing lights, but she doesn't want to use them, there will be a permanent sign to go up next year.

Hear from all concerned Mr. Coombs is not opposed to this project, couldn't ask for nicer neighbor.

Planning Commission to conduct site plan review 7 criteria were addressed and answered. No line of site issues for cars entering and exiting. Traffic circulation – adequate. Handicap parking will be designated. Landscaping/screening – nothing is changing. Renewable energy resources – n/a. Exterior lighting – no bright lights planning, no night hours planned. Sign – temporary signs for now, a permanent sign will be planned next year, and she will come back to the Planning Commission (or Gig) to discuss.

Performance Standards – noise – she carves in Styrofoam so no noise; vibrations – none; air pollution/smoke, dust, odors – none; release of heat, cold, moisture – no changes; electronic signals – none; waste – nothing major; hazards /explosives, etc. – none; erosion – no changes to property; stormwater – no changes to property.

A motion was made by Peter Barus to approve the site plan review, second by Keith Thompson, all in favor.

October 7th and 8th is inaugural opening weekend of the show-room.

Close hearing Mr. Dix closed the hearing at 6:48pm

Decision on Post Application (W-43-23)

After discussion, **a motion was made by Marshall Dix to approve a change of use at 1910 Maple Hill Lane for a multi-use building to include professional studio, show-room, warehouse, and living quarters, seconded by Troy Felisko, all in favor.** The ZBA approved the local zoning permit, but state permits are likely required.

Gig should inform the applicant that property has an Act 250 permit on it and a wastewater permit. It is her responsibility to make sure she has state permits.

Adjourn

Meeting adjourned at 7:02pm.

Respectfully submitted,

Gig Zboray,
ZBA Clerk