

**Town of Fitzwilliam  
Zoning Board of Adjustment  
Site Walk Minutes  
September 27, 2018**

**Members Present:** Steve Filipi, Chairman; Gretchen Wittenborg, Vice Chairman; Members: Bob Handy, Cathy Davis, Chad Beede and Dan Sutton, Alternate.

**Members Absent:** Alternates: Carmen Yon, Sue Wood and Susan Massin; Selectmen's Representative, Dan Baker.

**Other's Present:** Robin Crowe, applicant; George Crowe; Heather Peterson; and Laurie Hayward, Land Use Administrative Assistant (LUA).

**5:00 PM. Continuance of the Public Hearing. ZBA Case #18-07, an appeal by Robin Crowe** for Variance(s) to allow the following non-conforming uses of the commercial building on the property currently owned by Ralph and Helen Niemela at 705 NH Route 12 South, Tax Map 8, Lot 46, in the Rural District, reference Zoning Ordinance 127-11, Principle Uses [not permitted in the rural district]:

Members met at the Site. Heather Peterson, the Real Estate Agent for Ralph and Helen Niemela, the property owners pointed out the locations of the well and the septic systems leach field.

Peterson took members inside the commercial building, allowing them to walk around and see the layout of the building. Members asked Robin Crowe about her plans and she identified the front of the building as retail and craft workshop space. Crowe explained the roll out of the business and planned use would likely be phased with less of the space used initially. She stated that the back of the building would be used for her kiln and for storage of materials.

The manufactured dwelling is being used by a tenant. The Board Members did not enter the dwelling. A walk around the building gave a view of the exterior which did not have exterior lighting. Crowe stated that she planned to put exterior lighting in. The parking area was viewed.

It was noted that there was no three-phase power, which would be needed for the kiln. It was stated that there is a work-around in the building that provides what functions as three-phase power.

Respectfully Submitted,

Laurie Hayward  
Land Use Administrative Assistant