

**Town of Fitzwilliam**  
**Zoning Board of Adjustment**  
**Site Walk**  
**July 20, 2020**

**ZBA Members Present:** Dan Sutton, Acting Chairman; Bob Handy, Vice Chair; Chad Beede; and Susan Massin.

**ZBA Members Absent:** Robyn Bates, Selectmen's Representative.

**Staff Present:** Lori Nolan, Land Use Coordinator

**Guests Present:** Chris Guida; Katie Sutherland; Rolf and Barbara Briggs; and Bob McGongale

**Call to Order:** The ZBA Chair called the meeting to order at 4:30 PM.

**Public Hearing, Case # 20-4, Rolf and Barbara Briggs appeal for a Variance** under Article 3 Section 127-36 to change a non-conforming structure and allow construction of a shed within the WPOD at 46 Rantilla Lane [Map 38, Lot 9, Rural District]

Barbara Briggs began the site walk showing the footprint of the house and driveway, and how water would be directed away from the water. The geothermal technology would run through the new slab.

The group toured where the footprint of the detached shed would be located. They then walked to the proposed garage location, which would be outside the 75 foot setback. They viewed the former quarry hole, and how the slag would be used for a ravine trail, stepping stones, and curbing for stormwater management. Briggs explained that work would be done in the offseason from October to May. Bob Handy mentioned that the Town has mining rules and advised the Briggs to speak with the BoS about possibly needing a mining permit to use the slag.

Susan Massin asked about the road integrity. Chris Guida explained the road would be upgraded, including regrading it and adding better drainage. Briggs explained they have a right-to-pass in their deed. All the neighbors want the road to be shored up and part of their stormwater management plan includes a fieldstone swale system. Rolf Briggs then pointed to the area where the septic will be – over the hill towards the road.

Barbara Briggs explained that construction would be staged to make the most sense and planned during the off season.

Handy requested dimensions be included on the plans.

Massin raised concerns about a large house on a camp property. However after seeing the property, she felt better and that the property is large enough to handle the project size. Barbara Briggs discussed how she is conscious of how the house will look and how it may stand out. But the design will soften the look and feel.

Handy asked if sand would be removed from the beach area. Barbara Briggs explained that they will remove sand to build the perched (flat beach), but will keep some sand at the water line. Rolf Briggs further explained that there will be a wall with holes to help with water runoff, rather than having a river down their driveway. There will be a dry swale at the top of the hill, which will send water into a ravine (quarry hole), then to rain gardens, and then piped into plunge pools. All water

will be treated in some form before entering the pond. The roof will have a low slope and parts will have a green roof (over bedroom).

Handy mentioned the superfund site and water contamination.

Chad Beede asked about the dock. Barbara Briggs said they are keeping the current system.

Beede asked if there will be any blasting during site work. Barbara Briggs explained that during testing last year, no ledge was found. They are hopeful no blasting will be needed as they are not planning on having a basement.

Katie Sutherland explained that the geothermal equipment will go in the wall with a small mechanical room in the garage.

With no further discussions, the site walk ended around 5:10pm.

Respectfully Submitted,

Lori Nolan

Land Use Coordinator

**Minutes approved as written on August 11, 2020**