

**Town of Fitzwilliam
Zoning Board of Adjustment
Meeting Minutes
September 20, 2018**

Members Present: Steve Filipi, Chairman; Gretchen Wittenborg, Vice Chairman; Members: Bob Handy and Chad Beede.

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

Other's Present: Matt Buonomano; Ralph Niemela, owner; Tim Goddard; agent for owner; Robin Crowe, applicant; George Crowe; Heather Peterson; and Laurie Hayward, Land Use Administrative Assistant (LUA).

Call to Order: The Chair called the meeting to order at 7:13 PM

Public Hearing:

7:00 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]:

Business:

- A. Retail store
- G. Combined business and dwelling
- N. Studio
- P. Commercial recreation
- Q. Commercial and trade school
- W. Antique/Craft Shop

and/or

Zoning Ordinance 127-10, Principle Uses [not permitted in the rural district]

Governmental, Institutional and Public Service:

B. Educational

There was a question regarding the District Zoning.

Robin Crowe stepped forward. She stated that she has been doing ceramics for many years and she is now a certified teacher. She does her own ceramics and other crafts. She hopes to have a retail store that can be used to sell her crafts, for example sewing and yarn and materials may be some of the items she would like to sell. She would like to have programs for children. The Chair asked if she was going to have a kiln in the building. Crowe said yes. She has one in her barn at her home now and would like to move it the industrial building on the property in question. There was a discussion about three-phase power which is not available at the property. Goddard explained that it is possible to use three power at that site with an adapter.

Beede asked about the idea of a farmer's market. Crowe stated that was one possibility she was considering.

The Chair asked how many people at a time she expects to attend classes. Crowe replied she expected maybe twelve in a class. The Chair asked about other group events she is considering. She explained that she is thinking about a ladies' classes and children's classes. Wittenborg expressed that there is a "no" to principle use as antique or craft shop regardless of whether it is in rural or General Industrial.

There was a discussion about when the trailer was moved to the property. Using the property file information it seemed at least prior to 1989. Ralph Niemela spoke, explaining that the trailer currently on the property is not the first such trailer. He replaced the first one with the current one. From the dimensions, it seemed the current trailer was in place before 1989.

Wittenborg asked about a Site Walk and what notice is needed. The LUA asked to confirm but, thought that next Thursday would allow time to post notices locally showing the Site Walk time and place.

Chair moved the call a Continuance of Hearings to allow for a Site Walk to be held next Thursday, September 27, 2018 at 5:00 PM to be followed by Continuance of Public Hearing at the regular meeting Tuesday, October 9, 2018 at 7:00 PM.

The Chair closed the meeting to further input.

Special Meeting ended, it was moved, seconded, and voted unanimously that the meeting be

Approved as Written February 14, 2019

adjourned. The next meeting will be a site walk on Thursday, September 27, at 5:00 PM.

Respectfully Submitted,

Laurie Hayward
Land Use Administrative Assistant

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