

Zoning Board of Appeals

Minutes of the Meeting

And

MacWilliams & Minisian – Special Permit

Steve & Wanda Quist

July 24, 2008

Present: Philippe Chevalier, Chairman, Barbara M. Deschenes, Linda Ann Isgro, Charles Witkus, and Paul Hennessey

Absent: Paul Trippi

Mr. Chevalier opened the meeting at 7:15 p.m. and read the Public Hearing Notice into the minutes with introductions.

MacWilliams & Minisian

Mr. Chevalier referred to the previous meeting with Mr. MacWilliams and Mr. Minisian's withdrawal for a variance, and a new petition for a special permit to add a kitchen to their down stairs basement to make living quarters for their son. He opened the meeting to the Board and Mr. Witkus questioned the number of footage from Lancaster Street. The response was 500'. Mr. Chevalier gave an explanation of variance vs. special permit and by-laws. Closed to the public at 7:21 p.m. for deliberations. There were discussions amongst the board regarding footage and payment. Mr. Hennessey motioned to approve a special permit, and Ms. Deschenes 2nd the motion. Roll call, all yes at 7:25 p.m.

Steve & Wanda Quist

Mr. Chevalier opened the hearing at 7:30 p.m. reading the Public Notice and petition into the minutes. He then gave the floor to Mr. Quist. Mr. Quist stated that the relief of Section 3.5 Home Occupation would be his best bet in order to operate a quilting and sewing business, as it would be good for the community and not a lot of foot traffic. Students and adult class's hours would be 10 am to 4 pm, per 4 days per week, and 2 night classes from 6 – 8 p.m. Mr. Quist feels that they fit all requirements. Ms. Isgro asked for the specific local and Mr. Witkus asked if classes would be held in garage in back or above garage. Mr. Quist said currently it is being used for storage and Ms. Deschenes asked for specifics. Mr. Quist replied, garage, 1st floor. Ms. Deschenes then asked questions regarding classes conducted and number of students.

The meeting was opened to the public at 7:50 p.m. Mr. Steve Chaffee, abutter, commented about Mr. Robert Dunn's expanding business and derogatory comments were made. He referenced character and intent of Mr. Quist and legitimacy of apartment above. Mr. Chevalier stated that there is no disrespect to Mr. Chaffee future vs. past and

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to keep the issue at hand. Mrs. Quist stated that she has no hard feelings with Mr. Dunn. Building Inspector letter dated 5/23/2008 was read into minutes stating that Section 3.5 by-laws under item B clearly indicate that a Home Occupation is only allowed in a single family home and that the Quist residence is a two family. Mr. Chevalier and Mr. Witkus had discussions of the by-laws Mr. Witkus expressed concern of a 2 family vs. a single family. Ms. Isgro asked if there would be public restrooms and Mrs. Quist replied that students could use the house bathroom. Closed public hearing at 8:05 p.m. Motion by Mr. Hennessey to approve with stipulation to follow building codes, etc. and that hours of operation would be Tuesday thru Friday 10 am to 8 pm and Saturday 10 am to 2 pm with class sizes being restricted to 6 students. Ms. Isgro opened the hearing to the abutter regarding the additional hours and Mr. Chaffee replied that he had no objections as long as customers are kept orderly. Ms. Isgro 2nd the motion. Mr. Witkus yes, Ms. Isgro yes, Ms. Deschenes no, Mr. Chevalier yes, Mr. Hennessey yes.

Meeting adjourned at 8:20 p.m.

Respectfully submitted:

Donna Jean Ramonas, Secretary

Philippe W. Chevalier, Chairman


Barbara M. Deschenes

Linda Ann Isgro


Charles C. Witkus

Paul Hennessey

Minutes accepted on June 4, 2009