

**ZONING BOARD OF APPEALS  
SOUTHAMPTON, MA 01073  
DECEMBER 17, 2012 MINUTES**

ZBA Members Present: Ryan Gleeher, Chairman  
Michael Sacco  
Linda Hiesiger  
Nilda Cohen  
Tom Sears

7:02 pm Meeting Called to Order by Ryan Gleeher, Chair

General Business

- Chair announced that the meeting was being recorded
- Michael Sacco made a motion to accept the minutes of 11/19/2012 as written; Ryan Gleeher seconded; Motion carried
- Next meeting was confirmed for 1/28/2013
- Signed payroll and bill warrants

7:15 pm

Hearing -

**Applicant: Karl & Judy Kuehner  
168 County Rd.**

- Also present were Richard Oleksak, Building Inspector, and Emily Holmberg of Holmberg & Howe, Inc.
- Chair read the Public Hearing Notice and Checklist, stating the application fee was paid, leaving a balance of \$242.25 (paid at hearing). He also reviewed the abutters list.
- Emily Holmberg represented the applicant and explained the proposed lot changes
- Michael Sacco made a motion to grant the Variance as requested with an easement and right-of-way to be recorded in the deed for the benefit of 168 County Rd.; Tom Sears seconded; Motion carried
- Michael Sacco made a motion to close the hearing at 7:35 pm; Tom Sears seconded; Motion carried

7:45 pm

Hearing –

**Applicant: 18 Pequot Road, LLC/ Robert Bacon  
18 Pequot Road**

- Also present were Richard Oleksak, Building Inspector, Mark Reed of Heritage Surveys, Inc., and several abutters.
- Chair read the Public Hearing Notice and Checklist, stating the application fee was paid, leaving a balance of \$265.25 (paid at hearing). He gave an overview of the request, read the abutters list, and asked the ZBA members if anyone had a conflict or interest in this matter, to which everyone responded “no”.
- Mark Reed made a presentation on behalf of the applicant, which involved the demolition of an existing structure and the construction of a storage building and addition of an office. A discussion ensued regarding the history of the special permits previously sought, and there was a question whether a special permit was necessary dependent upon the interpretation of what constituted an “accessory outside storage” use.

- Meeting was then opened for public comments; Ms. Assod and Sean Hamel were among the members of the public to speak.
- After further discussion and input from Richard Oleksak, the ZBA agreed that the plan for the property was not an “accessory outside storage” and inquired of Mr. Oleksak that if such was the case, would he approve the necessary building permit. His response was “probably” and with that, the representative of the applicant was asked if he would agree to a continuance to the next meeting scheduled for January 28, 2013, and he agreed.
- Michael Sacco made a motion to table the hearing until January 28, 2013; Nilda Cohen seconded; Motion carried

9:05 pm          Motion to adjourn was made by Michael Sacco; Seconded by Nilda Cohen; Motion carried

Minutes reviewed and approved as written by majority vote on 2/25/13.

Respectfully submitted,  
Janine Domina, Clerk