

**ZONING BOARD OF APPEALS
SOUTHAMPTON, MA 01073**

APRIL 10, 2014 MINUTES

ZBA Members Present: Ryan Geeleher, Chairman
Michael Sacco
Tom Sears
Joe Bianca

Absent: Nilda Cohen

7:00 p.m. Ryan Geeleher, Chair, opened the meeting for general business

- Michael made a motion to seat Alternate Joe Bianca for tonight's meeting;

Tom seconded; Unanimous

- Signed bill warrant
- Michael motioned to approve 7/18/13 minutes as written; Tom seconded;

Unanimous

- There was some conversation regarding updating the town's zoning by-laws
- Reviewed correspondence
- New application and list of requirements to be posted on the town's web-site

7:11 pm Hearing
Applicant: Will Spath
Location of property: 42 Pequot Rd

Applicant is requesting a Special Permit to raise livestock for non-commercial use at his home.

Others present: Joan Rush, 50 Pequot Rd; Kathleen Wadlegger (owner of 40 Pequot Rd); Alex Touchette, 62 Whiteloaf Rd; Joanne Wadlegger, 41 Pequot Rd

- Chair read checklist, reviewed application and supporting documents; Received check #737 for balance remaining of \$236.28
- Chair noted that parcel is zoned partly RV and partly RN; Both fit the same zoning jurisdiction
- Applicant stated that everything will be behind the tree line and will not be visible from the road; Lots to the right and behind are vacant
- Applicant stated that he raises oxen and cattle
- It was determined that lot lines would support future plans for a barn (approx 200-250' off road)

Meeting was opened to public

- Joan Rush and Joanne Wadlegger voiced their support
- Kathleen Wadlegger (owner of vacant lot to the right) requested board to consider setting a limit on number of cattle, concerned with the smell, and wants to maintain the value of her land

- Alex Touchette stated he knows applicant, and cattle are well maintained
- Michael noted that for a Special Permit to be granted, there are 4 criteria that need to be met; this request is consistent with the by-laws and meets all 4 criteria

Michael moved to **grant a Special Permit** to applicant to raise livestock for non-commercial purposes at his home without any limit; Joe seconded; Unanimous

7:41 pm Hearing
 Applicant: Ronald & Doreen Bashista
 Location of property: 53 Pleasant St

Applicants are requesting a Special Permit to run a youth summer camp at their farm. The focus will be on nature and how to grow healthy fruits and vegetables.

Others present: Mr Jensen, 52 Pleasant St; Kristine Ovitt, 50 Pleasant St; Dave Rivest, 40 Pleasant St

- Chair read checklist, application, and supporting letter; Received check for balance remaining of \$295.06
- Michael noted for the record the clerk's potential conflict of interest disclosure, due to relationship with the applicant
- Chair invited applicants to the table
- Applicant stated that the camp will run in 1 week sessions for total of 7 weeks; hours will be 9 am - 4:30 pm, Monday - Friday; number of campers will depend on needs of S'ton
- Children to take most veggies home with them
- Location is where the existing corn maze is (existing facilities); approx 2500' off the road
- Applicant stated this is the first step and is working on a checklist of requirements that apply to camps such as this
- Applicant's background is in early childhood education and she is working on her Masters degree; She believes this is a great use of the land, loves working with children, and feels they would greatly benefit from a camp such as this
- All abutters present were supportive
- Michael moved to **grant the Special Permit** as requested for a summer camp; Tom seconded; Unanimous

Next hearing is scheduled for Wednesday, May 14th, 7:10 pm

8:02 With no further business, Michael moved to adjourn the meeting; Tom seconded; Unanimous