

ZONING BOARD OF APPEALS
SOUTHAMPTON, MA 01073

MAY 14, 2014 MINUTES

ZBA Members Present: Ryan Gleeleher, Chairman
Michael Sacco
Nilda Cohen
Tom Sears

7:01 p.m. Ryan Gleeleher, Chair, opened the meeting for general business

- Accepted clerk's letter of resignation effective June 1st; Nilda will create PCF for PPP Board and will advertise position; ZBA to interview applicants; Michael expressed his appreciation for the work done
- Signed bill warrant
- Scheduled next hearings for Monday, June 16, 2014
- Michael motioned to approve April 10, 2014 minutes as written; Tom seconded; Nilda abstained; Passed by majority
- Reviewed email from Planning Board; zoning enforcement issue and does not pertain to ZBA
- Nilda reiterated the need for Town By-Laws to be updated
- Michael moved to approve two bill warrants; Tom seconded; Unanimous

7:19 pm Chair Open Public Hearing

**Applicant: Industrial Residential Security Co., Troy Hackworth, Owner
(Prospective Purchaser)
Location of property: 83 College Highway**

Present: Troy and Brian Hackworth, Mark Reed of Heritage Surveys Inc., Bob Fletcher, Donny Dionne, Abutters

Applicant is requesting a Special Permit for a Professional and Business Office and Services to be located within a Commercial Highway Zoning District. A Variance is also being sought to allow a rear yard setback distance of 17.5' instead of the required 50' rear yard setback for a proposed garage/warehouse and shop to be added on to the existing non-conforming building.

- Chair read checklist and received check #8075 for \$335.08
- Michael filed disclosure for appearance of conflict of interest; low risk of favoritism and will not be biased
- Mark Reed represented the prospective purchaser and stated that they are looking to purchase the former Buckwheats to relocate their business and to construct a 50' X 80' addition on the north side for a shop, garage & workshop to house their vehicles and materials
- Existing building would house showroom; architectural of existing building and skylights

- will not change; Will add garage doors for vehicles in proposed addition
- Requesting variance for rear yard setback of 17'5 to provide safe entry; Rear boundary line is close to back of existing building; plans to remove deck; maintaining existing curb cuts
 - Lot will not pass Title 5 - has tie-tank
 - Michael quoted M.G.L. 40A, Section 6 regarding altering pre-existing, non-conforming structures; reviewed town by-laws

Chair opened meeting up to the public

- Bob Fletcher, 22 Gunn Rd, spoke regarding boundary lines; Mark Reed stated that boundary lines will be set
- Donny Dionne, 78 College Highway, questioned size of building and hours of operation
- Mark Reed stated that although the zoning map does not recognize this parcel as Commercial Highway, both the Assessors and the Building Inspector/Zoning Enforcement Officer do; It is grandfathered since there has been a business there for 40-50 years


Michael made a motion to **GRANT THE SPECIAL PERMIT and VARIANCE** on stipulation for the prospective purchaser, Troy and Brian Hackworth, Owners of Industrial Residential Security Co., based on property ID and location of a Commercial Highway parcel; Nilda seconded; Unanimous

8:02 p.m. With no further business, the meeting was adjourned

Minutes reviewed and approved as written by majority vote on _____



Ryan Geeleher, Chair



Michael Sacco

Tom Sears



Nilda Cohen