

**Town of Webster Zoning Board of Appeals**  
**Meeting Minutes**  
**Community Meeting Room – Gladys E. Kelly Public Library**  
**October 1, 2018**

Present: Chairman Jason Piader, Member Mark Mason, Associate Member Mike Fafard  
Also Present Ann Morgan, Town Planner; Kelly Gorham, Clerk.

**1. Call to Order** - Chairman Piader called the meeting to order at 6:01 p.m.

**2. Action Items**

A. Approval of Meeting Minutes

- i. June 5, 2018 – the Board reviewed the draft minutes and one correction was made. Mr. Piader hand corrected and signed the edit. Motion to approve the minutes of June 5, 2018 as edited made by Mr. Mason, seconded by Mr. Fafard. Motion passed unanimously, 3-0.
- ii. September 17, 2018 – the Board reviewed the draft minutes. No edits or corrections were made. Motion to approve the minutes of June 5, 2018 as edited made by Mr. Mason, seconded by Mr. Fafard. Motion passed unanimously, 3-0.

B. Corrected Decision – 122 Point Breeze Road – Variance – Craig Prouty (Applicant / Owner).

Ms. Morgan noted that the Board had granted this Variance on June 5, 2018. However, it was discovered that the record of vote of 3-0 presented in the Decision did not reflect the actual Board vote of 4-0. The original Decision signed by the Chairman was filed with the Town Clerk with the incorrect voting record. Mr. Mason asked how this discrepancy was discovered. Ms. Morgan noted that the Town Clerk first discovered the voting error in the original decision. After looking at the draft meeting minutes it was discovered that the Decision had a typo and that it would require correction.

Motion to affirm the corrected Decision to reflect the correct voting record and direct the Chairman to sign it made by Mr. Mason, seconded by Mr. Fafard. Motion passed unanimously, 3-0.

**4. Staff Report**

At this point in the meeting the Board was still awaiting the arrival of the last Board member in order to proceed with the public hearings. Chairman Piader took agenda items out of order. Ms. Morgan provided a staff update. She reviewed the zoning warrant articles which will be presented to Town Meeting noting that the Planning Board will be conducting public hearings on all such articles on Thursday, October 11, 2018. Articles include a zoning district change from Multi-Family Residential to Business with Sewer (B4) for 100 and 104 Thompson Road. This article is sponsored by the Planning Board. A second article is a citizen's petition to change the solar by-law to restrict large scale solar projects to business and industrial zones. A series of warrant articles sponsored by the Town Administrator address recreational marijuana. Ms. Morgan also introduced Kelly Gorham to the Board and the audience. Ms. Gorham had recently joined the staff and will be serving in a support role to Ms. Morgan's office as well as the Conservation Agent. The Board welcomed Ms. Gorham.

**3. Public Hearings**

Mr. Piader noted that the last Board member, Mr. Cournoyer, would not be able to attend the meeting and that the Board did not have the necessary number of members to proceed with the three public hearings. Each of those hearings requires a super majority vote of 4 members. The Board reviewed their schedules and selected the next meeting date. Mr. Piader conferred with Mr. Cournoyer via telephone and it was determined that all members were available to attend a meeting on Tuesday, October 9<sup>th</sup>.

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Motion to continue all three public hearings as they appear on the agenda to Tuesday, October 9, 2018 at 6:00 p.m. in the Community Meeting Room of the Gladys E. Kelly Public Library made by Mr. Mason, seconded by Mr. Fafard. Motion passed unanimously, 3-0.

**5. Next Meeting** - Tuesday, October 9, 2018 at 6:00 p.m. at the same location.

**6. Adjournment**

Motion to adjourn made by Mr. Mason, second by Mr. Fafard. Motion passed unanimously 3-0. The meeting was adjourned at 6:19 p.m.

Minutes Approved: Jason Piader  
Jason Piader, Chairman

10/9/2018  
Date