

**Town of Charlton
Zoning Board of Appeals
Business Meeting Minutes**

February 9, 2021

Minutes of the Zoning Board of Appeals meeting held via Zoom on February 9, 2021.

Chairman Jim Leupold called the meeting to order at 7:00 p.m.

Roll Call attendance was taken.

Present: Jim Leupold, Chairman, Rick Potts, Dave Taplin, Jim Craig, Esq., Town Attorney, Kim Caron, Recording Secretary and Jason Nemec, applicant.

Chairman Leupold asked for a moment of silence during the time the Board usually does the Pledge of Allegiance as there was no flag since the meeting was held on Zoom.

Business Meeting

Minutes

Chairman Leupold stated that the meeting minutes from the January 12, 2021 meeting need to be approved. Board Member Rick Potts made a motion to approve the meeting minutes dated January 12, 2021, seconded by Board Member Dave Taplin. All were in favor.

Motion carried.

January 12, 2021 Meeting Minutes approved.

Jason Nemec Design, LLC Application

Chairman Leupold stated that the Board is proceeding with discussions on the Use Variance application from Jason Nemec Designs, LLC for use of the old firehouse located at 786 Charlton Road, Charlton as an Artisan Woodworking/Furniture Workshop and Showroom/Art Gallery/Retail Store.

Chairman Leupold stated that the presentation from the January 25, 2021 Public Hearing was a great presentation.

Board member Taplin stated that he was also in attendance and there were very positive things said. Board member Taplin stated that he was excited to see this going forward.

Mr. Nemec stated that he was very excited about the feedback he has received and feels great about the project.

Board member Potts stated that he was not present for the Public Hearing but he has read the minutes and has heard all positive feedback. Board member Potts stated that this will be a good thing for the Town of Charlton.

Chairman Leupold read the proposed Resolution into the record.

Board member Taplin made the motion to accept the Resolution as written and approve the use variance request. Board member Potts seconded the motion. All were in favor.

Motion carried. The Resolution is attached and made part of the minutes.

Board member Taplin inquired if there was any feedback from the Historic District.

Attorney Jim Craig stated that a letter was received and placed in the town file.

New Business

Chairman Leupold stated that no new applications have been submitted.

Chairman Leupold stated that the Board would meet again when and if an application is submitted.

Board member Potts made the motion to close the meeting. Board member Taplin seconded the motion. All were in favor.

Meeting adjourned at 7:19 p.m.

Respectfully Submitted,

Kimberly A. Caron
Recording Secretary