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**VILLAGE OF CHATHAM  
ZONING BOARD OF APPEALS MEETING  
DECEMBER 4, 2017  
MINUTES**

**Board Present**

Joanne DelRossi – Chairperson  
Brin Quell  
Pat Rotondo

**Public Present**

Aaron Gaylord

**Board Absent**

Jon Morrell

Call to Order: The meeting was called to order at 7:28 p.m.

- 1) The Minutes from November 28, 2016** were reviewed and approved with 2 minor typos to be corrected, by motion made by Ms. Quell, seconded by Chairperson DelRossi.

Chairperson DelRossi – Aye  
Ms. Quell – Aye  
Ms. Rotondo - Abstains

- 2) Application: 4 Depot Square; Aaron Gaylord, Applicant:** site plan review for area variance and historic review for construction of decorative entry wall that doesn't meet height requirements. Mr. Gaylord, the Applicant, submitted receipts of notification sent to all abutters.

Mr. Gaylord provided descriptions and responded to questions concerning the structure's schematic design which was provided with the application. The Board discussed at some length the visual impression which the proposed build would create vis-à-vis the historic overzone, and reviewed carefully with the Applicant the process which is intended to create a "historic brick" exterior similar to others existing in the area. The Applicant noted that the use of brick would be comparable to that of the nearby Masonic Hall, reflecting compatibility with the area, and "accomplishes something desirable." Mr. Gaylord noted that the property owner seeks to close off the parking space.

Historic overzone regulations were reviewed by the Members.

The Secretary read aloud relevant sections of the minutes of the Applicant's 11/20/17 meeting with the Planning Board, which stated: [Application] *"denied pending ZBA approval for variance...Height requirements and material for top of fence required if ZBA approves entry wall."*

Member concerns regarding wall height were also discussed. Mr. Gaylord stated that the height was justified as it is in proportion to the façade of 4 Depot Square, and in addition, it

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shields the packing and storage area from public view. It was noted that the proposed height of the structure exceeds what is allowable, although Members ultimately indicated that they understood the suggested benefits in this specific instance.

Definitions of “wall” vs. “fence” were thoroughly reviewed and discussed. Consensus of members led to the determination that the project qualifies as a wall, rather than a fence. Additionally, two different versions of the cap on the wall were present in the schematic (concrete vs. metal), with the Applicant stating that the cap will be gray, galvanized, metal.

Chairperson DelRossi stated that the Public Meeting was closed.

After reviewing all area variance criteria, it was noted by Ms. Quell that the Board views the project as a wall to screen a parking lot. In reviewing and considering the historic impact, the Members indicated that they believe the use of materials are compatible with other buildings on the street. Members agreed that the requested height of the wall should be approved based on the design being a good fit with the surrounding buildings aesthetically, as well as screening the parking area from view in accordance with the guidelines of the Village of Chatham Comprehensive Plan.

Members noted that their rationale to approve the Application for an area variance is contained in this public record, and supplemented by the record of accomplishment of well-executed historic projects (in both design and construction) by the Applicant. The Applicant has a history in the village of excellent work that contributes to the health and vitality of the village. Members also noted that by screening the parking area by the building, the Board is adhering to the guidelines of the Comprehensive Plan.

Ms. Quell made a motion to approve this Application for an area variance.  
Chairperson Delrossi seconded the motion.

Motion to Approve Application:

Ms. Quell – Aye  
Ms. Rotondo – Aye  
Chairperson Delrossi – Aye

All members were in favor and the Application for an area of variance was approved based upon the justification provided in meeting minutes above.

Adjournment: 8:30 PM.

Respectfully Submitted

Tarry A. Breads,  
Planning Board Secretary