

***Zoning Board of Adjustment***

***February 10, 2016***

***Memorial Building***

***7:00 p.m.***

***Members Present:*** Sue Chiarella, Peter Abair, Rick Corbett, Bryan O'Day, Justin Hastings

***Others Present:*** Leigh Callaway, George Mccusker, Tim Julian, Mike Chiarella, Wayne Smith, Roxie Smith, Sue Ann Connary, Adrius Connary, Pam Laurie and Judy Gurka

*These are to be considered draft minutes only until approved by the board at their next meeting.*

Minutes of Feb 2<sup>nd</sup>- correction page 2 last paragraph change word from many to some

Bryan recuses himself from the minutes pertaining to the Rifkin hearing.

Justin moves to accept minutes with correction second by Peter an unanimously approved.

Susan explains the deliberation of the Sue Ann Connary hearing for special exception and how it's only for the board, and not for applicants or audience to speak.

Susan reads application for Special Exception .

Susan refers to the Master Plan of 2005 and reads a couple paragraphs and what people liked about the town of Springfield.

Susan also had copies of the Dog Star Canine site plan.

Susan reads through the criteria of the special exception as follows:

a. The proposed use would not be detrimental to the character or enjoyment of the neighborhood by reason of undue variation from the character or appearance of the neighborhood because:

b. The proposed use will not be injurious, noxious, or offensive, and thus detrimental to the neighborhood because:

c. The proposed use will not be contrary to the public health, safety or welfare by reason of undue traffic congestion or hazards, undue risk to life or property, unsanitary or unhealthful emissions or waste disposal, or similar adverse causes or conditions because:

d. The location and size of the proposed use, the nature and intensity of the operations involved, the size of the site in relation to the proposed use and location of the site with respect to the existing or

future street giving access to it shall be such that it will be in harmony with the orderly development of the District because:

e. The operations in connection with the proposed use will not be more objectionable to nearby properties by reason of noise, fumes, odor, or vibration than would be the operation of any permitted uses in the District which are not subject to Special Exception procedures because:

Bryan explains the biggest impact is letter E.

The board agrees. Biggest concern is the noise.

Susan doesn't feel they could put a condition on noise.

Board reviews criteria above, letter A-E.

The board had issues with letters A and E.

Justin makes a motion to deny the Special Exception because they did not meet the criteria above for the Special Exception.

Rick seconds the motion and all in favor. Special Exception denied.

Meeting adjourned@8:00

Minutes submitted by,

Susan Abair