

**TOWN OF CHATHAM
DECEMBER 23, 2010**

**ZONING BOARD OF APPEALS
FINAL COPY**

Members Present:

Robert Leary
Jeff Lick
Kary Jablonka
Adrian Ooms
Mitchell Khosrova
David Everett, Chairman

Members Absent:

JP Henkel

Public Present:

Steven R. Anderson
Richard Karpinski

The December 23, 2010, Zoning Board of Appeals meeting was called to order by Deputy Chairman Mitchell Khosrova at 7:03 PM. The Pledge of Allegiance was recited. Chairman David Everett took over the meeting. Kary Jablonka moved and Jeff Lick seconded that the minutes from the previous meeting be approved. This carried unanimously.

**NEW CONCORD COMMUNITY CENTER- REQUEST BY THE SOCIETY OF
NEW CONCORD FOR A SPECIAL USE PERMIT WHICH WILL ALLOW THE
PREVIOUS DUTCH REFORMED CHURCH ON CR 9 IN NEW CONCORD BE
USED AS A COMMUNITY CENTER**

Steve Anderson and Rick Karpinski are representing the Society of New Concord. Currently the agreement is under a binder and the paperwork is being finalized for purchase of this property. Chairman Everett requested that a letter from the current owner be supplied from the present property owner giving authorization to the Society to be proceeding with this request. The intention of the Society is to continue to use the Community Hall for community functions, as per page 17 of the application. Most of the programs are educational and historical, and sometimes social. The plan is also to develop better uses for the sanctuary, such as concerts. Chairman Everett wondered if they would be renting the property for private functions. Mr. Anderson responded that they are patterning the usage after that of the Malden Bridge Community Center. Mr. Everett asked about parking. Much of the audience walks, and there is some angled parking in the front of the hall (between 10-15 spots). They currently hold about 4-6 events a year, and there has been no problem. Mr. Everett stated that parking would need to be designated on the site plan since there is about an 85 person occupancy. There was a question as to whether this group falls under the 501C3 designation. It does, which would limit the type of programs that the hall could be rented for. There also was a question as to modifications. There will be none done---just basic repairs. The closing will be conditioned on an environmental lien, which is being worked out presently by the attorneys. This request is for a Special Use Permit for the recreational building. It also was pointed out that one

of the adjoining properties (Polemis) is for sale. The Society reiterated that they wish to use this building (community hall) as it has been in the past, with three to four social events per year as well as some lectures. There might be some other events to recoup some of the operating costs, such as small weddings, funerals, chamber music events, but they don't expect more than 6 events a year. The Society indicated that they would be happy to live within some sort of a limit for activities.

The ZBA requested that an engineer look at the parking on the property, and that the group try to find a solution to mitigate parking for more spots than the property can hold by asking neighbors.

The Public Hearing will be set for the January, 2011 meeting. The County Planning Board and the Town Planning Board will be asked for input on this project.

The meeting was adjourned at 7:55PM.

David Everett, Chairman

Respectfully submitted,

Marilyn Cohen, clerk