

**Minutes of the ZBA Public Meeting  
Town of Gill**

**10/12/10**

**Members Present:**

Suzanne Smiley, Chair  
Ray Purington  
Tupper Brown  
Alyn Hastings  
Roger Augustine

The meeting was convened at 5:35 p.m. Smiley began by introducing new ZBA member, Roger Augustine.

The Board reviewed and approved the minutes from their 9/7/10 meeting, as amended to add the conditions of the Special Permit as part of the minutes.

Smiley explained the nature of the Franklin County Boat Club pavilion & deck/ramp application to Augustine, explained that the ZBA granted Special Permits for each and went on to note that the pavilion portion of the Special Permit has been appealed.

**Executive Session:**

At 5:42 p.m., Brown made a motion to enter into Executive Session with the intent of returning to open meeting afterwards, for the purpose of discussing strategy with respect to litigation, as discussing in open meeting may have a detrimental effect on the bargaining or litigating position of the public body. The motion was seconded by Purington and passed unanimously. Roll call vote: Brown-yes, Hastings-yes, Smiley-yes, Augustine-yes, Purington-yes.

**Regular Session:**

At 6:04 p.m. the Board returned to regular session. The Board discussed a letter from Steven Luzi, owner of Green River Honda, to the Building Inspector and copied to the ZBA regarding the height of the pole sign at his dealership. Luzi stated that he was told by the Building Inspector that the height of the pole could be ten feet, and is now being told by the Building Inspector that it must be lowered as the addition of the sign on top of the pole exceeds the height limits. Luzi stated that he will be applying to the ZBA for a variance. The Board discussed the history of signage at the Honda dealership, noting that previously, Luzi was granted a Special Permit for 300 square feet of signage by the Planning Board, which was the Special Permit Granting Authority at the time. The Special Permit was granted in response to Luzi's claim that dealerships require their storefronts and signage to be the same across the Board. The Board stated that the Building Inspector allowed Luzi to have a sign up to 10 feet high on the condition that he take down the Sandwich board sign. The Board noted that he did finally take down the sandwich board signs but now he has a 10 foot pole and has put a 4 foot sign on top of it. The Building Inspector sent Luzi a letter requesting that he either lower the sign or obtain a Variance.

*Note: these minutes are draft until approved by the Board*

At 6:25 p.m., Hastings made a motion to adjourn. The motion was seconded by Brown and passed unanimously.

Next meeting: Tuesday, November 9<sup>th</sup>, 2010 at 7:00 p.m.

Respectfully Submitted,

Carlene Millett,  
Clerical Assistant

**List of Documents Viewed at the ZBA Public meeting of October 12<sup>th</sup>, 2010\***

1. Letter dated October 4, 2010 from Steven Luzi to the Building Inspector.

\*Documents not attached to minutes are stored in their usual file in the Town Hall.