

**Town of Alfred  
Zoning Board of Appeals Minutes  
December 12, 2022**

**1. Call to Order**

The meeting was called to order at 6:00 pm by Julie Gerrish, ZBA Chair.

**2. Roll Call**

ZBA members present: Julie Gerrish – Chair, John Morin – Vice Chair, Steven Hyde – Secretary and Rick Hambleton – Member

Personnel Present: Jim Allaire – Code Enforcement Officer, Liz Dudgeon – Administrative Assistant for ZBA

Others Present: Barbara Carlson (President), Al Carlson (Secretary) and Duffy Gold (Member) representing Friends of the Alfred Shaker Museum and Brother Jerome of the Brothers of Christian Instruction

**3. Public Hearing:**

Application for Variance Appeal  
Friends of Alfred Shaker Museum  
118 Shaker Hill Road, Alfred – Map 5, Lot 65

The applicants propose to purchase the 1.04 acre parcel upon which the Alfred Shaker Museum stands; this parcel is considered Critical Rural District with a minimum lot size of five acres.

Mr. Carlson noted:

- Museum sits on 1.04 acres of a larger parcel owned by the Brothers of Christian Instruction and is located in a Critical Rural District where the minimum lot size is five acres
- The Museum is funded primarily through Grants
- The Brothers of Christian Instruction have agreed to transfer ownership of this 1.04 acre parcel to the Friends of Alfred Shaker Museum to better position the Museum to qualify for grants.
- An easement to use the property has been in place approximately six years
- This variance appeal is a request to waive the Critical Rural District five acre minimum lot size to allow this 1.04 acre parcel to continue as a Museum upon transfer of ownership.
- Copies of the Purchase and Sales Agreement and a Bill of Sale dated December 12, 2022 were shared with ZBA Members
- The reversionary clause in the Purchase and Sales Agreement was read aloud and reviewed: “The deed will contain a reversionary clause stating if the property is no longer used as a Museum the property will revert back to the Brothers of Christian Instruction.”

Motion by Mr. Morin: **To close the public hearing.**

Motion seconded by Mr. Hyde. Motion carried 4 – 0.

Motion by Mrs. Gerrish: **To open discussion of the application for variance appeal by the Friends of Alfred Shaker Museum for 118 Shaker Hill Road, Alfred – Map 5, Lot 65.**

Motion seconded by Mr. Morin. Motion carried 4 – 0.

During discussion, the following points were noted:

- The ZBA could grant the variance with the condition that if this parcel reverts to the Brothers of Christian Instruction or a subsequent owner, it cannot be made into a dwelling without further ZBA approval
- This is not a commercial zone so if this parcel reverts to the Brothers of Christian Instruction or a subsequent owner, it cannot be used for any commercial purpose without further ZBA approval

Motion by Mrs. Gerrish: **To approve the variance appeal of the Friends of Alfred Shaker Museum with the condition that the property at 118 Shaker Hill Road, Alfred (Map 5, Lot 65) can only be used as a Museum.**

Motion seconded by Mr. Hambleton. Motion carried 4 – 0.

**4. New Business: None**

**5. Minutes**

- a. November 28, 2022 Meeting

Motion by Mr. Morin: **To accept the minutes as presented.**

Motion seconded by Mr. Hyde. Motion carried 4 – 0.

**6. Old Business - None**


**7. Communications – None**

**8. Miscellaneous**

**9. Adjournment**

Mr. Hambleton made the motion **to adjourn the meeting at 6:38 pm.**

Motion seconded by Mr. Morin. Motion carried 4 - 0.

  
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Julie Gerrish, Chair

  
\_\_\_\_\_  
Date

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