

**Town of Alfred  
Zoning Board of Appeals Minutes  
November 28, 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: Applicants Barbara Carlson (President) and Al Carlson (Secretary) representing Friends of the Alfred Shaker Museum

**3. Public Hearing: None**

**4. New Business**

- a. Discussion regarding Friends of the Alfred Shaker Museum  
Application for Variance Appeal – 118 Shaker Hill Road, Map 5, Lot 65  
Request for a variance from the five acre minimum lot size in a Critical Rural District

Mrs. and Mr. Carlson shared the following information:

- This application is made on behalf of the Friends of the Alfred Shaker Museum (FASM), a group convened in 1997 to preserve the Alfred Shaker legacy
- The Brothers of Christian Instruction (Brothers) gave FASM the former Shaker Carriage building located on property owned by the Brothers to establish a museum
- In 2005, the Shaker Carriage building, renamed the Alfred Shaker Museum, was moved to its present 1.04 acre location at 118 Shaker Hill Road, Alfred, property also owned by the Brothers
- In 2013, the Brothers granted an easement to FASM to use the 1.04 acre lot “for so long as the above described premises are used for the purposes of maintaining a museum thereon”
- While the Alfred Shaker Museum currently relies heavily on grants to remain in operation, it has become common for Grantors to require proof of ownership for grant consideration
- To better position FASM for grant opportunities, the Brothers of Christian Instruction have agreed to convey ownership of the 1.04 acre parcel to the Friends of the Alfred Shaker Museum
- Parcels in Alfred’s Critical Rural District must meet a five acre minimum lot size; conveyance of this 1.04 acre parcel (118 Shaker Hill Road, Map 5, Lot 65) to FASM would constitute a non-conforming use of this parcel
- Sabbathday Lake Shaker Village has informally agreed to oversee the Alfred Shaker Museum in the event FASM disbands
- The 2013 FASM easement states “...if the said premises cease to be used as a museum, this easement shall automatically be extinguished”

The Zoning Board of Appeals (ZBA) requested that Mr. or Mrs. Carlson provide a copy of the Purchase and Sales Agreement conveying the 1.04 acre parcel in question to the FASM. It was agreed to move forward with this variance request upon receipt and review of same.

Motion by Mr. Hyde: **To waive a Site Walk for this project**

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

A Public Hearing for this project has been tentatively set for **Monday, December 12, 2022 at 6 pm in Alfred Town Hall.**

**5. Minutes**

a. May 23, 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. Morin made the motion **to adjourn the meeting at 6:40 pm.**

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

  
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Julie Gerrish, Chair

12-12-2022  
Date

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