

Brimfield Zoning Board of Appeals

Tuesday, May 29, 2018 (05292018)

Business Meeting started at 7:30 PM.

In attendance were Bernie Shea, Don Frydryk, Mike MacFadden, Don Damon, Kim Adams, Pam Engberg. Agenda items were renumbered to allow the Hearing as first item of business.

.1 Hearing: Presentation and Review Shea/Shuman, Forest Road, 6A/J/Lots 3,4, Request for Special Permit or Determination. Mr. Frydryk reviewed the Lot Division Plan, Forest Road, showing Lots 7, 8, 9, 10 (Shea Family Revocable Trust 2017, Assessors Map 6A Block J Parcel 4), Lot 6 (Megan Shuman, Assessors Map 6A Block J Parcel 3), and Lots 4 & 5 (Benoit J. and Beverly A. Brisson, Assessors Map 6A Block J Parcel 2). Conveyances were shown to add frontage and area to lots 7, 8, 9, and 10 and frontage to lots 4 and 5. Mr. Frydryk's presentation was followed by a review by Mr. Shea of the history of ownership and intent of proposed changes.

The Board found that the lots gain frontage and/or area and become less non-conforming. The Board made the determination that the changes described are not detrimental to the neighborhood. A special permit for these changes is not required. Copies of these minutes containing this decision are to be conveyed to the applicant and to the Planning Board. The motion to make this decision was made by Mr. Damon, seconded by Ms. Adams, passed unanimously. A motion was then made to close the hearing portion of the meeting by Ms. Adams, seconded by Mr. Damon, and the motion passed unanimously. Copies of the Lot Division plan will be forwarded to the Planning Board, Conservation Commission, Assessors, Zoning Officer, Fire department, Police Department, and Board of Health, as well as a copy retained by the ZBA.

.2 The minutes of the joint meeting of Jan. 8, 2018, had three corrections: "Public" becomes "Publick"; "proposed height" becomes "conditioned maximum height" of the hedge; "there was not a problem with drivers driving over the curb" becomes "there was a problem with drivers driving over the curb." A motion was made by Mr. Damon to accept the minutes as amended, seconded by Ms. Adams, vote passed unanimously.

.3 The minutes of the ZBA meeting of Jan. 8, 2018 had no corrections. A motion was made to accept the minutes by Ms. Adams, seconded by Mr. Damon, vote passed unanimously.

.4 A review of the Bills payable (Postage, invoice from Stonebridge Press, clerk's charge per hearing) ensued and invoices were signed.

.5 Other Business.

A discussion of the zoning for Hitchcock Academy was assisted by new zoning maps brought by Mr. Damon. It was determined that the Academy was outside the commercial zone as it is located in the white (residential) area to the left of Sherman Brook; the tennis court area is in the flood plain area, but its status needs to be determined by measurement to see if it is outside the 500 foot width of the business district zone. The clerk will confer with Sue Gregory and Mr. Burlingame.

A discussion of the feasibility of creating a multi-purpose ZBA request form followed. The clerk will visit the Zoning Officer's office to get samples of existing forms to help with this determination.

It was announced that Kevin Moore has requested to be considered for the open position on the ZBA. Mr. Macfadden has written to the BOS recommending this appointment.

.7 Motion to adjourn was made by Ms. Adams, seconded by Mr. Damon, passed unanimously. Meeting was adjourned at 8:25 PM.

Respectfully Submitted

Pamela Engberg
ZBA Clerk