

## Brimfield Zoning Board of Appeals

**Monday Jan. 8, 2018 (01082018J.)**

Business Meeting started at 7:07

In attendance were Kim Adams, Don Damon, Mike MacFadden, Pam Engberg, Selectboard

Meeting was called to order by Selectboard Chairman 7:03 PM

Mr. Miller indicated his wish to understand the ZBA's thinking regarding the Cumberland Farms decision provision requiring the planting of a shielding hedge. He further stated that the Highway Department had no input as it was out of their jurisdiction.

Mr. MacFadden replied that there had been ongoing discussions throughout the process regarding the abutters' concerns about lighting. Mitigating structures on the Town Common (e.g. gazebo) had been discussed but nothing was definite. The planting of the shrubbery was added in lieu of a wall, to which there had been objections. During the 20-day appeal period neither the applicant nor the abutters had appealed the decision or questioned the condition.

Mr. McCarthy said that hedges do not do very well in such a location and that the gazebo was going to take care of the problem. Mr. Damon stated that the Publick House, after trying various types of shrubbery which had not thrived, had found that inkberries do well and have lasted for close to ten years.

Mr. Miller asked if their Board could visualize a safety issue when pulling out from the lot. Mr. Damon replied no, that the drivers viewpoint is higher than the **conditioned maximum** 3' height of the hedge. Ms. Adams and Ms. Shea discussed concerns about unattended small children in the lot area. Ms. Adams expressed the opinion that the large trucks which park in front of the lot are a much greater barrier and concern. She also felt that **there was a problem** with drivers driving over the curb in front of the lot, and that bushes would be a more visible marker to prevent drive-overs.

Mr. MacFadden stated that if the gazebo "becomes real" the Board could perhaps revisit the issue and hold another hearing, but that the applicant does not have a problem with it.

Chief Kuss (Police) stated that from his perspective the less obstruction to officers being able to see into the lot the better.

Mr. MacFadden motioned to adjourn the joint session, Mr. Damon seconded, and it was adjourned at 7:20 PM.

Pamela Engberg

ZBA Clerk

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Michael MacFadden

Date

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Kim Adams

Date

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Don Damon

Date