

Minutes of the Brimfield Zoning Board of Appeals
Jan 26, 2022 5:30 pm Brimfield Town Hall

Call to order 5:35 pm by Kevin. Seconded by Jon.

In attendance were ZBA members, Kevin Moore, Jon Fagerstrom, Paul Vandal and Jeff Fitzgerald. Deb Fagerstrom as clerk. Also in attendance were applicants, abutters and members of the public.

Begin hearing for Patrick and Lori Morrill of 45 Seventh St regarding proposed construction of a 24 x 24. Ft garage.

Steve Pykel from Bertin Engineering (on behalf of the Morrills) explains that Lori Morrill has a hardship with osteoporosis. This addition is important to her in that it would help her with her medical condition.

Discussion took place as to whether or not they should have a one car garage rather than a 2 so it would meet setbacks. The sideline is the issue. A one car garage would fit without any violations. Steve thinks it would present a constructability issue.

Kevin asked about moving the staircase to the other side of the landing.

The Board talked about hoping to present an amendment to the zoning bylaws at Town meeting, in reference to lake lots.

Discussion continued about a hardship for garage for one person. Paul Vandal mentioned that they aren't going to make the setbacks no matter what they do.

Steve - In order to design this - if they match up their ridges, it goes up one story. It makes sense to make it square. Paul - aesthetically it needs to look good and from the side isn't.

Kevin suggested the Board make a site visit before making a decision.

Jeff - everything that comes before the Board is going to have some sort of variance.

Abutters - James Smith 41 Seventh St. Shares driveway with Morrill and Baker. All the lots would turn non conforming. We used to go out in the winter time and no one lived there. They didn't plow. Now we have some people there and things have changed. It's expensive to own two homes. I want to live on that lake for the rest of his life. It makes more sense for a 2-car garage. Where we are on 7th St, if you're on the water and go around the lake, the lots have more frontage anywhere else on the lake. No one is building huge castles up there,

Debbie LeMay – Abutter who has a garage approved by ZBA. They drive by the Morrill's house every day. We all live there year-round now and won't support a tandem garage, it will look horrible. A two car would look much better.

Mark Hartley - 51 7th St. are in support. Even for one person who uses two cars.

Lori Morrill - We plan to live in that house for as long as we live.

Rusty Corriveau - Lives directly across from them. People know what they are getting into when buying lake lots.

Kevin motioned that the Board make a site visit and asked that the lot have a stake in the front and the back. Jeff seconded. Jon yes. Paul abstains.

Begin hearing for Paul Vandal 6:31 pm.

Paul will be abstaining.

Jeremy Croteau - PLS presented an aerial view of the property.

Survey plans did not include the property line of neighbor and it appeared to be a street line, which it is not.

Discussion took place about where pumps and pipes are located.

Mark of 51 Seventh ST. Shared a letter from parents (abutters) in support of it. We are in full support.

Debbie LeMay - 75 Seventh. Little more - my comfort zone is quantitative stuff. The lake can't be quantitative. Each lot is completely different. Has to be qualitative assessment of where it's going to look good. Paul may be more conforming if he sets it here but aesthetically and quality, it looks better they way he wants to do it. Each has to be on its own merit.

Kristin shares how they have worked hard to accommodate the Board while trying to make it look as pleasing as possible.

Kevin proposes a site visit on Friday. Will convene on Monday. Jeff seconds. Jon yes. Paul abstains.

Discussion took place about the FY23 budget. The Board is only half way through the year and have \$166.00 left in the budget. The cost for mailings for hearings have gone up. Discussion also took place about the need for a fireproof file cabinet, how long ZBA files need to be kept and how many departments need to have them. Also, whether plans can be scanned instead of stored. Deb said the plans need to be kept forever. Discussion took place about the possibility of getting a scanner than would be shared in multiple departments for scanning large plans. Deb suggested there may be a grant for one of those.

Further discussion took place regarding the clerk salary and how it is just over minimum wage.

Kevin motions to raise the clerk hourly rate to \$20 per hour verses the \$17.75 she proposed. Jeff seconded. Paul, yes. Jon abstains from the discussion.

Kevin motions to change the ZBA application fees to \$200 on each as the cost of hearings has gone up for mailings etc. Jeff seconds. Jon abstains.

The Board reviewed the remaining items received from Sherman and Frydryk for M. Woloshchuk and asked Deb to write up the determination letter.

Kevin motioned to adjourn at 7:15 pm. Jon seconded.

Respectfully submitted,

Debra Fagerstrom, ZBA Clerk

Kevin Moore, Chair _____ Date Signed _____