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Notice of Public Hearings

Town of Shutesbury, Massachusetts

NOTICE is hereby given that the **Shutesbury Zoning Board of Appeals** will hold three public hearings on **August 28, 2013, at 7:30 pm** at the Shutesbury Town Hall on the following applications:

The application of **Peter A. Gees** for property located at **40 Highland Dr.**, for a variance from literal enforcement of Section 8.6-2 of the Town's Zoning Bylaws. Specifically, the application states that the subject premises contains delineated wetlands and an intermittent stream, which do not affect generally the Zoning District, so as to result in a substantial hardship to the applicant who seeks to extend his driveway 400 feet beyond the articulated 1000-foot limit so as to avoid the adverse soil conditions. This is an application in accordance with the Shutesbury Zoning Bylaw. **Case number: 13-007.**

The application of **Stephen Sullivan** for property located at **444 Wendell Road**, for a special permit and/or variance to construct a fifty two (52) inch high above ground swimming pool on his land. The proposed swimming pool would be within the set-backs on this non-conforming lot with frontage on two public roads. This is an application in accordance with the Shutesbury Zoning Bylaw. **Case number: 13-008.**

The application of the **M. Hendricks Nominee Trust** for property located at **35 Hidden Meadow Road.**, for a variance from the literal enforcement of Section 4.4-2 of the Town's Bylaws. Specifically, the subject premises contains a principal dwelling which was built in 2000 along with an accessory structure (barn) which was built in 2004 and is seventy five (75) feet from the structure, and also contains more than 800 square feet of floor space. Therefore, the Applicant requests a variance from Section 4.4-2 (g) and (j). It is important to note that no changes to the existing structure will occur. Accompanying this application is an application for a Site Plan Review to seek waivers from the Site Plan Review requirements under Section 9.1-1 (B)(1)-(2) so that the structure labeled as a barn may be lawfully utilized an accessory apartment. This is an application in accordance with the Shutesbury Zoning Bylaw. **Case number: 13-009.**

All interested persons should attend the hearing. Copies of these applications are available for review at the office of the Town Clerk. For special accommodations contact **Rebecca Torres** at 259-1214 by **08/26/13**. Hearing is a fragrance free zone.

Shutesbury Zoning Board of Appeals
Charles J. DiMare, Chairman