

**NOTICE of ZBA Meeting and agenda
November 4, 2013 at 7:30 PM
At Shutesbury Town Hall**



DATE POSTED: This box for Town Clerk's use.
10/15/13
TIME: 5:00 AM <input checked="" type="radio"/> AM <input type="radio"/> PM
Circle one

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A §§18-25

Call to Order

Continued Public Hearing: Peter A. Gees, 40 Highland Dr., Variance application for extension of driveway beyond 1000 feet.

Public Hearing: Application of Jason Zabko, 73 West Pelham RD., request for variance of setback distance for an accessory structure.

Public Hearing: Application of M. Hendricks Nominee Trust, 35 Hidden Meadow RD., for variance of the 75 foot distance from the principal dwelling for an accessory apartment.

Old Business: Sign decision for Stephen Sullivan, 444 Wendell RD request for a reduction in setback for an above ground swimming pool.

New Business:

Schedule next ZBA Meeting Date:

Posted by Chairman Charles DiMare, 10/15/2013

**Notice of Public Hearings
Town of Shutesbury, Massachusetts**

NOTICE is hereby given that the **Shutesbury Zoning Board of Appeals** will hold two public hearings on **November 4, 2013, at 7:30 pm** at the Shutesbury Town Hall on the following applications:

The application of **Jason Zabko** for property located at **73 West Pelham Road.**, for a variance in the setback distance for an accessory structure (a garage) to be located in the front yard of the premises. The variance request is a reduction in the setback distance from the front yard property line from seventy-five (75) feet to twenty-five (25) feet. The proposed structure will be used to house equipment and vehicles for a "customary home occupation." This is an application in accordance with the Shutesbury Zoning Bylaw. **Case number: 13-010.**

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 along with an accessory structure (a barn) which was built in 2004 and is more than seventy five (75) feet from the principle 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: 13-011.**

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 **10/31/13**. Hearing is a fragrance free zone.

Shutesbury Zoning Board of Appeals
Charles J. DiMare, Chairman