

Shutesbury Zoning Board of Appeals
Minutes – June 15, 2022
Approved – November 8, 2024
Virtual Meeting

Board Members Present: Herb Gilmore, Charles DiMare, Jeff Lacy

Board Members Absent: None

Other Staff Present: None

Others Present: Michael Vinskey, Donna McCallum, Andrew McCallum

Chair's Call to Order: 7:01pm

Governor's Covid-19 mandates as amended no longer in effect. The meeting is being recorded.

Minutes of June 9, 2022 ZBA Meeting

Lacy did not get the draft minutes, but they're brief and can be reviewed now. Lacy does so.

Lacy: In the McCallum Special Permit application item, below number three, clarifies that his comments were that this single-family dwelling cannot support accessory apartment because the lot too small. Live-in health aide space cannot be part of this Special Permit; they would have to be within the confines of the single-family dwelling and not in an accessory unit.

DiMare: Strike language from "proposed structure to "permit application" and add "proposed dwelling" in its place.

Motion to approve the minutes of June 9, 2022 as amended: Gilmore; second: Lacy. Approved unanimously.

Case 22-002: Site Plan Review for 391 West Pelham Road Ground Mounted Solar Array

Lacy: Shares draft decision, which was also emailed to the other Board members. The array complies with everything we want. Provides overview of the draft decision's sections. Question for Vinskey: who authored these plans?

Vinskey: GoGreen Solar in Anaheim, California.

Lacy: Asks Gilmore to include that information in Site Plan and Plot Plan sections of decision document. Vinskey, will you install this yourself?

Vinskey: Correct.

Lacy: Findings section copied from previous decision that was the same and Conditions section largely the same as well. Reviews the Conditions and asks Vinskey for response.

Vinskey: Discussion with Fire Chief seems overkill. Plans are designed with electrical and fire concerns already incorporated and standard.

DiMare: In last case, Fire Chief had concern with size of wattage, which is why this was in the last one. Don't think this is the same concern and would agree to strike that condition.

Fire Chief consultation condition is struck.

Lacy: Last one also had batteries, which are of a concern to the Fire Chief. Rest is boiler plate.

Vinskey: Not sure what would be submitted for wiring inspector/officials approval.

Lacy: Up to the wiring inspector.

Vinskey: Already spoke with him but will do so again.

Motion to approve the Site Plan Review Decision for Case 22-002: Gilmore; second: Lacy. Unanimously approved.

Case 22-001 Public Hearing: Special Permit for 14 Lake Drive House Re-construction

Lacy: Provides overview of Special Permit Decision to approve based on what was previously discussed. First three Findings are almost verbatim from previous cases similar to this. Four and beyond get into specifics of this case, with Finding four being the most important. Provides overview of the Conditions, which also largely follow the previous permit.

Motion to approve the Special Permit Decision for Case 22-001: Gilmore; second: Lacy. Unanimously approved.

Education and Guidance

DiMare: Received phone call from someone who wants to propose a co-housing project in town. Invited him to come to this meeting but he's not here. Also suggested he contact Planning Board.

Increase of Special Permit/Variance Application Fees

DiMare: Final, third vote on increasing these fees to \$600 from what was \$500, effective July 2, 2022. Is that date okay?

Lacy: If this is going to the Town Clerk tomorrow let's make it effective for the day you send it to the Clerk, on the 16th or 17th.

Motion to increase Special Permit/Variance Application Fees to \$600 effective at the time the Chair conveys that to the Town Clerk: Lacy; second: Gilmore. Unanimously approved.

Changes in Board Membership

Lacy: Asks DiMare for advice and help on how to take over as Chair.

DiMare: Final farewell as this is my last meeting with you. Some question about how we approve these minutes; does it need to be before I depart in July?

Lacy: New members can vote on past minutes even if they weren't there.

DiMare: Recommend legal notices go to the Greenfield Recorder rather than Hampshire Gazette going forward. Recorder cheaper and ads will get more space.

Lacy: Need to also get a better understanding of what Carey Marshall does.

Next Meeting and Site Inspections

DiMare: Given we're in transition, I leave it up to you.

Lacy: We should set it when new business comes in and we get one or two new members.

Adjournment

Motion to adjourn: Lacy; second: Gilmore. Unanimously approved.

Adjourned: 7:56pm

List of Documents Used:

- Minutes of ZBA Meeting of June 9, 2022
- Case 22-002 Site Plan Decision
- Case 22-001 Special Permit Decision