

Shutesbury Zoning Board of Appeals

1/05/2023

Approved – (01/26/2023)

Virtual Meeting

Meeting Start: 7:00pm

Members Present: Jeff Lacy, Mary David, John Aierstuck

Members Absent: None

Other Staff: Carey Marshall (Land Use Clerk)

Other present: Bruce Parkin (Applicant), Mark Tuominen, and all other unidentified individuals.

Chair's Call to Order at 7:00pm

Meeting is being recorded

Public Comment

None

Education and Guidance

None

52 Montague Rd Special Permit

Lacy opens the Public Hearing for the special permit application for 52 Montague Rd by Bruce Parkin

Lacy describes the special permit application is a request to install a non-habitable accessory structure or shed within the 25ft side setback requirement; shed will be located ~20ft from the side boundary. He quotes section 4.2-2b in the Shutesbury zoning bylaw.

Parkin explains that his reasons for the proposed location of the shed are due to it being the flattest spot on the property, away from his septic tank, not block the pathway to his garden, and it would be away from his driveway making it less visible from the road; siting section 8.3.3 of Shutesbury zoning bylaw. He informs the ZBA that after their site visit he measured the distance of the proposed location for the shed and the side property line and concluded it was closer to 17ft.

Tuominen, an abutter to Parkin, confirms Parkin and himself have had discussions about his proposed project and agreed he had no concerns.

ZBA has no further questions. There are no further comments from the public

With consent from all members, Lacy closes the Public Hearing for 52 Montague Rd at 7:11pm.

Lacy summarizes the next steps ZBA will take; get a sense from the members if they will approve or deny the special permit – if approve then Lacy will draft the findings and permit for the members to review for the next meeting.

David and Aierstuck confirm they both hold a favorable decision for the special permit; Aierstuck notes that their decision, as new members, is driven by the harmony the structure integrates with the setting, the neighbor's approval and is agreeable in terms of future homeowners.

Motion: Lacy moves to close the Public Hearing for 52 Montague Rd, David seconds. Vote: Aierstuck- Aye, David- Aye, and Lacy- Aye. So moved.

ZBA agrees to schedule the next meeting for January 17th, 2023 at 7:00pm.

Motion to adjourn: David moves to adjourn, Aierstuck seconds. Vote: Aierstuck- Aye, David- Aye, and Lacy- Aye. So moved.

Meeting Close: 7:31pm

Next Meeting: January 17th @ 7:00pm

Documents Used:

- 52 Montague Rd Special Permit Application