

**TOWN OF MIDDLEFIELD
ZONING BOARD OF APPEALS
June 26, 2014
MIDDLEFIELD TOWN HALL
MINUTES**

Board Members Present: Terry Crean, Mitch Feldmesser, Judy Hoag, and alternate Jay Swift
Meeting was called to order at 7:00 P.M.

Filing system:

The ZBA locked file cabinet has been purchased for \$199 and will be delivered to the Town Hall. The balance left in the ZBA's expense account is \$108.

Minutes:

May 29, 2014 minutes were reviewed; Mitch made a motion to approve the minutes. Judy Hoag seconded the motion. All were in favor. 0 opposed.

Town Counsel:

A bill of \$490 from Jonathan Silverstein has been received concerning Dr. Andrewes request for a variance. There is \$800 in that account. The balance will be reimbursed to Dr. Andrewes. Mitch made a motion to pay the lawyer's bill out of that account. Judy seconded the motion. All were in favor. 0 opposed. Terry will check with the Town Accountant to see how the check gets reimbursed.

Review Fee Rule Update:

Terry updated Jay and the Board about the Review Fee Rule.

Special Permit Application:

A Special Permit Application was received from James and Fay Hudson on Friday, June 20, 2014 and Administrative Assistant Duane Pease immediately date stamped it. Sixty-five days from receipt of application is August 22, 2014. The announcement of the Public Hearings has to be published in the paper by the 14th and the 7th. Terry recused himself at 7:40 P.M.

Judy, Jay and Mitch reviewed the application. The Hudson's stated that the Building Commissioner told them that they need to get a variance on their property at 253 Skyline Trail. They have sent in the Special Permit Application along with their fee. They are seeking a variance / change of use Section 6 Finding. The Board reviewed a past request from the Hudson's for a variance for relief from a 200 ft. setback which was denied. Discussion ensued about whether or not to respond asking for a more specific application or whether a hearing should be held on the application submitted.

Mitch made a motion to have Judy talk to the Building Commissioner to get clarification on the Special Permit or Variance. After discussion, all were in favor.

Jay made a motion to forward to Kopelman and Paige the application to find out if this is something that the Board can move on or reject this as incomplete. After discussion, all were in favor.

Jay will scan the application and email it to Judy who will forward it along with the Boards' questions to Kopelman and Paige.

The Board will drop a note in the Selectboards' mailbox informing them of their intention to contact Kopelman and Paige.

Next meeting: July 7, 2014

Mitch made a motion to adjourn at 9:00 P.M. Judy seconded the motion. All were in favor. 0 opposed.

Respectfully submitted,

Suzanne C. Lemieux