

**TOWN OF MIDDLEFIELD
ZONING BOARD OF APPEALS
August 7, 2014
MIDDLEFIELD TOWN HALL
MINUTES**

Board Members Present: Acting Chair Judy Hoag, Mitch Feldmesser and alternate Jay Swift.
Meeting was called to order at 7:05 P.M.

Meeting was being recorded by a member of the audience and the Recording Secretary

Public Hearing:

- The Board is considering the application for a Special Permit which was submitted by Fay and James Hudson. The Hudson's were not present. Correspondence included the application form, a letter dated July 16, and clarifications that were requested by the Board.
- Bill Gerard, Zoning Enforcement Officer, stated that his job was to enforce the bylaws, as well as help with the compliance of the bylaws. The lot in question is classified as a residential/agricultural lot. His opinion is as follows. When a nonconforming structure has been in existence after 10 years, it becomes a legal structure. If the non-conforming structure does not meet setbacks, it needs a special permit for a change of use. Changing an accessory structure to a residential structure does not require a hearing before the ZBA board. A certificate of occupancy cannot be issued unless other criteria are met.
- Jay questioned Bill's assessment that the barn was grandfathered under current bylaws. Mitch thought that it would need a variance prior to any use change.
- The Board will pass on current information to Town Counsel for their review. A meeting was scheduled for August 21 at 7:00 P.M.
- September 13, was discussed as a date to continue the hearing. Mitch made a motion to continue the hearing on September 13, 2014 at 10:30 A.M. Jay seconded the motion. All were in favor. 0 opposed.
- Judy moved to close the hearing at 7:33 P.M. Mitch seconded the motion. All were in favor. 0 opposed.

Minutes:

July 16, 2014 minutes were reviewed and edited; Jay made a motion to accept the minutes as amended. Mitch Feldmesser seconded the motion. All were in favor. 0 opposed.

Next meeting: August 21, 2014; Hearing September 13, 2014 at 10:30 A.M.

Adjournment: Mitch made a motion to adjourn at 8:06 P.M. Jay seconded the motion. All were in favor. 0 opposed.

Respectfully submitted,

Suzanne C. Lemieux
Recording Secretary

