

**TOWN OF MIDDLEFIELD
ZONING BOARD OF APPEALS
October 21, 2015
MIDDLEFIELD TOWN HALL
MINUTES**

Board Members present: Chair Mitch Feldmesser, Terry Crean and alt. Jay Swift

The Chair opened the meeting at 6:06 P.M.

Continuation of deliberation on the decision regarding the Preserve LLC's Administrative Appeal.

Summary of previous meeting:

- Attorney Joel Bard had forwarded notes to help with hearing process of the Preserve LLC asking for relief from the Cease and Desist order. The Appellant's case is based on the grounds that on the basis of the electrical permit order, the campers had been there for a long time and should be allowed to stay. The Board members pointed out that the use of the land does not conform to the Use Tables. There was no area found to grant them relief in the Use Tables.
- Deliberation ensued. Quote from the original appeal of the Cease and Desist order: "The Preserve appealed the determination of the Preserve as operating a park for camper trailers on Cone Rd." Jay went on record stating that he believes it is a park for campers and trailers. Zoning bylaws and Use tables were explored. It was agreed to add statement "Even though it is secured by a gate and not open to the public, it is still a park for camper trailers, and therefore is in violation of the bylaws" to the decision.
- Jay Swift made a motion to uphold the Cease and Desist Order in whole based on findings in the 3.0 Use Tables under 3.0.02. Terry Crean seconded the motion. Motion passed unanimously.

Stephen Burke Decision

Jay Swift left the meeting at 6:40. Bob Costa joined the meeting in progress.

The Decision and Record denying the application of Stephen Burke, Florence, MA for a Special Permit, was read and signed by the Board. Bob will mail the decision to the abutters.

Bob made a motion to close the meeting at 7:44. Terry seconded. Motion passed unanimously.

Respectfully submitted,

Suzanne C. Lemieux
Recording Secretary