



**Town of Middlefield
Zoning Board of Appeals
August 20, 2016**

1:00 P.M. at Town Hall

MINUTES

Board Members Present: Chair: Alternate member Jay Swift, Denis Basak and Terry Crean

Applicant: Mary Courtney

Observer: Tamarin Laurel-Paine

The Public Hearing for Mary Courtney's request for a Special Permit was held on August 5. At that hearing, the Board listened to a presentation from Mary Courtney and her Civil Engineer Jim Scalise. The Board approved the Special Permit.

Mary Courtney took on the task of writing up the decision for approval and submitted it for approval. Jay made revisions by adding the language "The unique location of the property surrounded by the railroad tracks, nature conservancy and the West Branch of the Westfield River, isolate this parcel from any unforeseen impact with no impact on neighbors." If a similar situation came before the Board in the center of town, it would be reviewed on its own merits and not using this decision as a basis to move forward. Mary had forwarded the revised decision.

The order of conditions, made by the Conservation Committee has been recorded at the Registry of Deeds. It included the language ' Mary Courtney, as a property owner, is obligated to follow all state laws, regulations and codes so that it ties everything in together as the Board suggested. The Building Inspector has reviewed the plans submitted by Contractor Dale Hoag and has approved them. Mary is waiting for a copy of the decision. Mary paid the application fee, the notices in the Country Journal from the ZBA and the Conservation Committee. The ZBA signed the decision. The Board closed the meeting at 1:10. The Board dissolved.

Respectfully submitted,

Suzanne C. Lemieux
Recording Secretary